TO LET

30-64, Pennywell Road, Bristol, BS5 0TG

Warehouse / Industrial Unit with Mezzanine and Offices

84,917 sq ft (7,889 sq m)

- Immediate access to the M32
- Secure yard at rear.
- 4 miles from the M4
- 8 miles from the M5
- Parking area to the rear
- 1 mile east of the city centre
LOCATION
The property is situated in a part industrial and part residential location approximately 1 mile east of Bristol city centre. The Property has a prominent road frontage. The property is within a ¼ mile of the inner ring road, which provides direct access to the M32 and in turn the M4 and then the M5 Motorways.

DESCRIPTION
The property comprises four bays, three of warehouse accommodation and one currently used as offices. The property is of a steel portal frame construction with a concrete floor and brick and block elevations with insulated roof cladding above. Internally there is a mezzanine floor over three of the four bays as shown in the floors areas below. The property has a minimum eaves height of 3.7 meters. The warehouse benefits from gas fired hot air blowers and two internal goods lifts. Vehicular access is provided by three roller-shutter doors to the rear, one full height ground level door and two smaller dock level doors. The property benefits from a secure yard area to the rear.

SERVICES
We understand all mains services are connected to the property including gas, water, drainage and electricity but all interested parties should make their own enquiries.

TENURE
The unit is available in whole or part either by way of a new FRI lease or an assignment of the existing lease.

PARKING
There are 64 private parking spaces.

VAT
All figures quoted are exclusive of VAT if applicable. Interested parties are advised to make their own enquiries.

PRICE
POA

SERVICE CHARGE
There will be a minimal service charge to cover the limited common parts

BUSINESS RATES
Rateable value £216,000

LEGAL FEES
Each party is to be responsible for their own legal costs incurred in connection with the transaction

EPC
Awaiting EPC assessment.

VIEWINGS AND FURTHER INFORMATION
For an appointment to view or for further information please contact the sole agent:

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SUBLIFE TO CONTRACT