



To Let

£120,000 pax

Unit 4, Patchway Trading Estate, Britannia Road,
Patchway, Bristol BS34 5TA

Approx. 16,496 Sq Ft
(1,532.53 Sq M)

Summary

- Well located warehouse unit close to M5 and Avonmouth
- New sub lease available
- Large yard at the rear
- Parking for up to 25 cars
- Good frontage onto Britannia Road
- Flexible industrial storage accommodation
- Eaves height of approx 6.95 metres

Location:

The unit is located on Patchway Industrial Estate just off the M5 at junction 17 near Cribbs Causeway. The estate is a well established logistics location with occupiers such as Whistl, Ceva, Parcellforce and EV Cargo taking space on the estate. The premises are also located close to Avonmouth the main port and outer suburb of Bristol and connected to the north and south west of England by the M5 and the M4 to London.

The estate is close to Cribbs Causeway and a number of retail warehousing occupiers such as Dunelm, Hobbycraft and Go Outdoors. The location is also just north of the proposed new Brabazon city district development of 2,675 new homes and 62 acres of employment space, parkland and education uses.

This includes the new arena complex and train station making it one of the most well connected entertainment districts in the South West.

Description:

The units consists of a light industrial / warehouse premises of steel portal, brick and block construction with steel sheet cladding. The premises benefits from a large rear yard and recently refurbished offices. There approx. 10 parking spaces to the front and additional parking spaces to the side and rear of the unit bringing the total parking allocation to approx 25 spaces.

The unit has an eaves height of approx 6.95 m and two rear shutter doors measuring 4 m x 5 m each.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition). Measured as per GIA.

	sq m	sq ft
Total	1,532.53	16,496

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

D (100)

Planning:

The premises currently benefits from B1 (light industrial) and B8 (storage) use.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £108,000, therefore making the approximate Rates Payable £55,296 per annum for 2023/2024.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The premises are available on a sub letting basis by way of a new full repairing and insuring lease for a term up to 10th February 2025.

The lease shall be contracted outside the Landlord and Tenant Act 1954 and will not provide security of tenure to the occupier.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

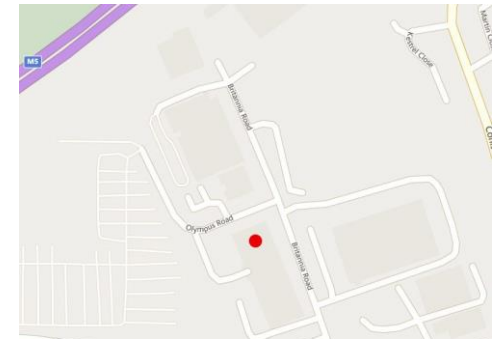
Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

Exeter Office

Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP



CONTACT THE AGENT

Zach Maiden

Tel: **07770 442592**

Email: zmaiden@vickeryholman.com

Sue Trott

Tel: **07515 993323**

Email: strott@vickeryholman.com

Mark Clancey

Tel: **07770 477385**

Email: mclancey@curchodandco.com