



**TWENTY FIVE**  
HOCKEY'S LANE / FISHPONDS / BRISTOL / BS16 3HH

10,711 sq ft (995 sq m) To let  
**DETACHED INDUSTRIAL UNIT**  
**WITH LARGE YARD**

**IMMEDIATELY AVAILABLE**



# YOUR OWN ACRE OF CENTRAL BRISTOL

LOCATED ON BRISTOL  
TO BATH CYCLE PATH

1HR CYCLE TO BATH CITY CENTRE  
14MINS CYCLE TO BRISTOL TEMPLE MEADS



📍 TWENTY FIVE, Hockey's Lane Fishponds Bristol **BS16 3HH**

# DETACHED WAREHOUSE



## DETACHED WAREHOUSE

located on a secure self-contained site



## CYCLE FRIENDLY

adjacent to the Bristol/  
Bath cycle path



## GOOD ACCESS

to the city centre and  
J2 M32



## LOW DENSITY SITE

with ample parking



Entrance



EV Car charging



# WAREHOUSE WITH OFFICES AND AMENITIES



**HIGH CALIBRE  
REFURBISHMENT**  
includes cycle friendly  
services



**EAVES HEIGHT**  
6.00m rising to 6.83m  
at the pitch



**NEW EV**  
charging points on site



**BRAND NEW**  
shower facilities



Tea point



Level Access Loading Doors



Internal Warehouse



Offices



EV Car charging



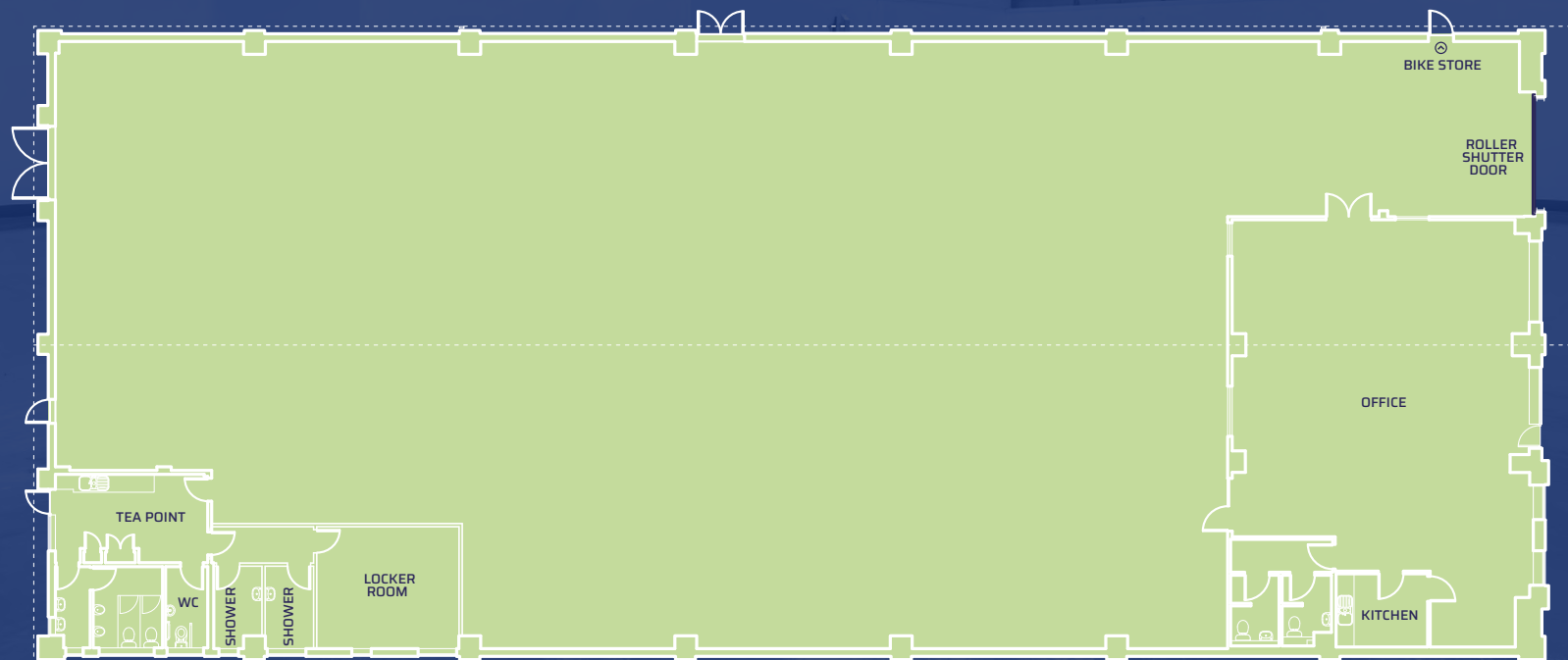
Shower facilities

# HIGH CALIBRE REFURBISHMENT

**10,711 SQ FT**  
(995 SQ M) TO LET

## Description:

- The building is of steel frame construction with a pitched roof and brick/clad elevations.
- The property provides a warehouse with offices and amenities to the front elevation at ground floor level.
- Warehouse amenity block includes toilets, tea point, showers and locker room.
- Staff amenity area to rear of the unit.
- Approximately 10% roof sky lights.
- The eaves height is approx. 6.00m rising to 6.83m at the pitch.
- A level access loading door measuring approx. 3.6m wide by 4.85m high.
- The High Calibre Refurbishment includes a bike store, with internal bike racks and a roller door.



Typical refurbished internal

# A SELF-CONTAINED SITE WITH LARGE YARD, **PARKING AND 18M HGV TURNING**

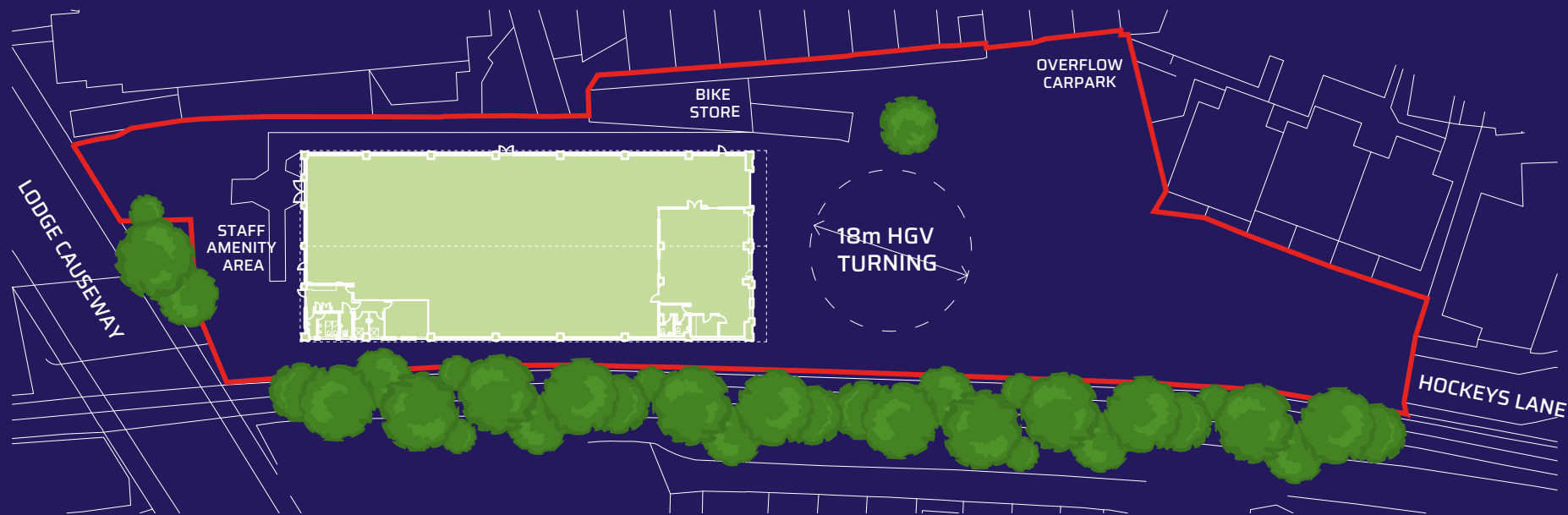
**10,711 SQ FT**  
(995 SQ M) TO LET

## Accommodation:

Warehouse	9,133 sq ft	848.47 sq m
Ground Floor Offices	1,578 sq ft	146.62 sq m
<b>TOTAL</b>	<b>10,711 sq ft</b>	<b>995.09 sq m</b>

Measured on a GIA basis

- Detached warehouse unit located on a secure self-contained site.
- Large yard area including 18m turning circle for HGV's.



# FURTHER INFORMATION

**SERVICES** We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity.

**PLANNING** The property has previously been used for Class B8 Storage & Distribution purposes with ancillary offices, and we anticipate would also be suitable for Class E (g) (iii) / B1(c) Light Industrial and Class B2 General Industrial subject to any necessary planning consents. Interested parties are advised to make their own enquiries with the local planning authority.

**RATEABLE VALUE** The property is listed in the Valuation List 2017 as Warehouse and Premises, with a Rateable Value of £54,000.

**ENERGY PERFORMANCE CERTIFICATE** The EPC rating is 84 - D.

**TENURE** The property is held by way of an existing Full Repairing and Insuring (FRI) lease expiring 19th May 2032 and is available by way of an assignment or a new FRI lease for a term of years to be agreed.

**QUOTING TERMS** The quoting rent is available on request.

**VAT** All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

**LEGAL COSTS** Each party to bear their own legal costs incurred in any transaction.

**ANTI MONEY LAUNDERING** The successful tenant may be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

**VIEWINGS / ENQUIRIES** Strictly by appointment with the sole agents:

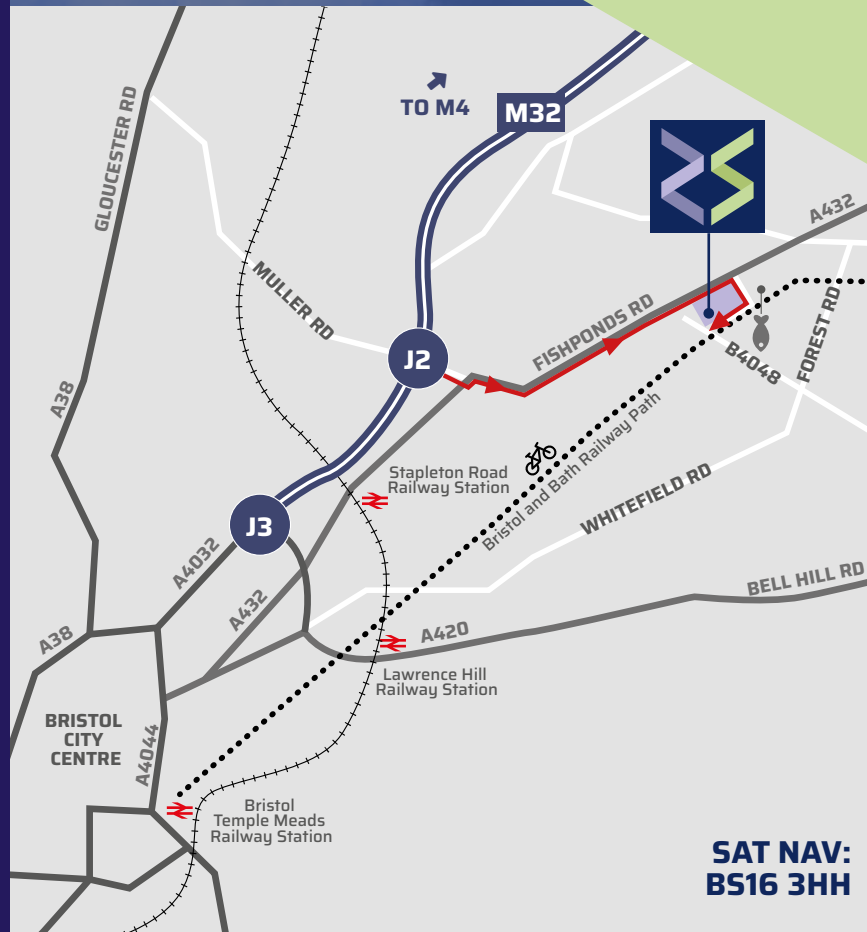


**ED ROHLEDER**  
Ed.Rohleder@knightfrank.com  
07775 115 969

**RUSSELL CROFTS**  
Russell.Crofts@knightfrank.com  
07990 707 723

# TWENTY FIVE

HOCKEY'S LANE / FISHPONDS / BRISTOL / BS16 3HH



## Bristol & Bath Cycle Path

🚲 1 mins

## Junction 2 M32

🚲 5 mins

🚗 7 mins

## Bristol City Centre

🚲 16 mins

🚗 20 mins

## Junction 19 M4

🚲 18 mins

🚗 12 mins

## Bath

🚲 1hr

🚗 41 mins

## Chippenham

🚲 2hrs

🚗 37 mins

**SAT NAV:  
BS16 3HH**

**IMPORTANT NOTICE** (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) VAT: The VAT position relating to the property may change without notice. (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions. (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. AUGUST 2023. All Photographs and videos dated March 2022. Aerial March 2018