

TRADE COUNTER LOCATION • END OF TERRACE • EXCELLENT CUSTOMER PARKING • TWO STOREY OFFICES



ELDONWALL TRADING ESTATE

WHITBY ROAD, BRISTOL, BS4 3QQ

TO BE FULLY REFURBISHED

6

UNIT 6 TO LET

5,322 SQ FT (494.5 SQ M)

GREAT ACCESS TO: A4320 ST PHILIPS CAUSEWAY • BRISTOL CENTRE • M32 • A4 BATH



March 2019

PROVEN TRADE LOCATION BS4 3QQ

Eldonwall Trading Estate is located in the established industrial area of St Philips.

- 2 miles South East of Bristol City Centre.
- 10 miles from the City of Bath.

- Ideal for a business looking for a trade counter presence.
- Strong tenant mix; Eurocell, FPS Distribution, Motorweld, Rentokil and Auto Windscreens.
- Easy access to the A4, M32 and national motorway network via the A4320 St Philips Causeway.

MODERN UNIT END OF TERRACE

ACCOMMODATION - UNIT 6	SQ FT	SQ M
WAREHOUSE	4,356	404.7
GROUND FLOOR OFFICE	483	44.9
FIRST FLOOR OFFICE	483	44.9
TOTAL	5,322	494.5

Measured on a GIA basis in accordance with the RICS Code of Measuring Practice.

Unit 6 is an end of terrace unit with a new roof.
The warehouse is to be fully refurbished and includes the following key features:



AN ESTABLISHED TRADING ESTATE
2 MILES FROM BRISTOL CITY CENTRE



TWO STOREY OFFICES
WITH AMENITY FACILITIES



NEW ROOF
WITH 10% ROOF LIGHTS



UP AND OVER
LOADING DOOR



EAVES HEIGHT
5.69 METERS



OWN DEMISED
YARD AND CAR PARKING



August 2023



Typical refurbished Interior shows Unit 7



August 2023

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RATEABLE VALUE

The property is listed as Warehouse and Premises with a rateable value of £21,500. For rates payable please contact the marketing agent.

TENURE

A new full repairing and insuring lease is available on terms to be agreed.

RENT

Upon application.

PLANNING

We understand the estate benefits from B1, B2 and B8 consents. We recommend any interested parties undertake their own investigations.

LEGAL COSTS

Each party is responsible for their own legal costs in this transaction.

VAT

All figures are exclusive of VAT.

ENERGY PERFORMANCE

C (67) - to be reassessed post refurbishment works.

SERVICE CHARGE

Estate service charge currently £0.27 per sq ft. For further information please contact the agents.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, Knight Frank will require any tenant / purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

VIEWING

For viewing and further information:



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Upon the instructions of



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