



Quoting Rent:
£131,500
per annum
exclusive of VAT.

The Property:

The premises comprises an open plan warehouse with two-storey office accommodation and provides the following approximate Gross Internal Floor Area:

TOTAL

10,112 sq ft
939.43 sq m

Unit 700 Quadrant Industrial Estate, Almondsbury, BS32 4QA

Exclusive location. Modern industrial unit. Excellent transport links.

Highlights

- **To Be Refurbished**
- 24 Allocated Car Parking Spaces
- Open Plan Warehouse
- Surface Level Loading Door
- Large Loading Forecourt – Potential To Create Secure Yard
- Available Q4 2024

The Location

Nearby Neighbors

- Toolstation
- DHL
- Yodel
- Huboo
- Furniture Village

Connectivity

Junction 16 of M5
0.5 miles
M4/M5 Interchange
1 mile
Bristol City Centre
8.1 miles

Amenities

- LED Lighting
- Toilets
- Kitchenette
- Electric Loading Door
- 3-Phase Electricity
- Allocated car parking and loading bays

Description

Unit 700 comprises a detached warehouse that has been constructed around a steel portal frame with an insulated sheet roof incorporating approximately 10% translucent roof lights.

The open plan warehouse comprises a power floated concrete floor and benefits from a minimum internal eaves height of 7m (23ft) which rises to 8m (26ft 2") at the ridge. Ground and first floor office accommodation benefit from suspended ceilings and open plan layout.

Loading access is provided via a surface level electric loading door at the front as well as a separate pedestrian entrance.

Externally the property benefits from 24 allocated car parking spaces. There is the potential to create a secure yard area within the loading forecourt.

Tenure

The property is available by way of a new full repairing and insuring lease, subject to refurbishment.

Rent

£131,500 per annum exclusive of VAT – Subject to Refurbishment.

VAT

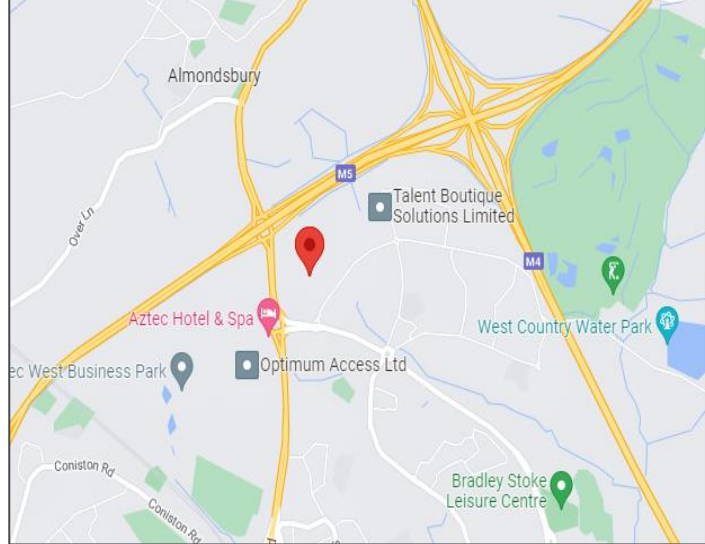
All costs are subject to VAT where applicable.

Legal Costs

Each party to bear their own legal and surveyor costs incurred in the transaction.

Energy Performance Certificate

To be reassessed post refurbishment works.



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Typical Refurbishment



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