

Unit 10C, Duckmoor Road Industrial Estate

Duckmoor Road
Ashton Gate
Bristol
BS3 2BJ



OFFICE SUITE

843 sq. ft. (78.35 sq. m.)

- Suspended ceiling with recessed Cat 2 lighting.
- Double glazed windows incorporating natural ventilation.
- Wall-mounted perimeter trunking.
- Fitted kitchenette incorporating cabinetry and sink.
- Common shower and WC facilities.
- 2 allocated car parking spaces.
- Situated on Duckmoor Road, within close proximity to North Street, providing a diverse mix of café, restaurant and pub offerings.
- Central location, with excellent access to the A370, A38, and A4 Portway and key public transport links.
- Close proximity to the No. 20 Bath Street bus stop, providing direct access to Bristol Temple Meads.



CONTACT US

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CBRE OFFICES

Floors 13 & 14 Clifton Heights

Triangle West

Clifton, Bristol BS8 1EJ

Unit 10C, Duckmoor Road Industrial Estate



PROPERTY OVERVIEW

- Suspended ceiling with recessed Cat 2 lighting.
- Double glazed windows incorporating natural ventilation.
- Wall-mounted perimeter trunking.
- Carpeted tile flooring.
- Central heating.
- Fitted kitchenette incorporating cabinetry and sink.
- Common shower and WC facilities.
- 2 allocated car parking spaces.
- Telecom answer phone system.

ENERGY PERFORMANCE CERTIFICATE

The property has been given an Energy Performance Certificate (EPC) of C (60).

A full (EPC) is available upon request.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

	SQ M	SQ FT
OFFICE	78.35	843
TOTAL NIA	78.35	843



Office | For Lease

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FURTHER INFORMATION



KITCHENETTE



NORTH STREET



COMMON AMENITIES



GREVILLE SMYTHE PARK

Office | For Lease

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FURTHER INFORMATION

RATEABLE VALUE

The property is listed in the Valuation List 2017 as Offices and Premises, with a Rateable Value of £4,950.

ESTATE SERVICE CHARGE

An Estate Service Charge and Building Insurance may be payable, towards the management and maintenance of common parts.

TENURE

The property is available as a whole by way of a new Full Repairing and Insuring (FRI) Lease, for a term of years to be agreed, subject to status.

RENT

Available upon application.

VAT

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

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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LOCATION BS3 2BJ

SITUATION

- Within secure gated industrial estate.
- Situated on Duckmoor Road, within close proximity to North Street, providing a diverse mix of café, restaurant and pub offerings.
- Close proximity to the No. 20 Bath Street bus stop, providing direct access to Bristol Temple Meads.
- B3120 Ashton Road connects A370 with A3029.
- Central location, with excellent access to the A370, A38, and A4 Portway and key public transport links.

TRAVEL DISTANCES

- Bristol City Centre – 2.20 miles (3.60 km)
- Junction 3 of the M32 motorway – 3.20 miles (5.20 km)
- Junction 18 of the M5 motorway – 7.00 miles (11.30 km)
- Bristol International Airport – 7.50 miles (12.00 km)

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