

Unit 4a, Templegate Park

WAREHOUSE / INDUSTRIAL / TRADE COUNTER

7,224 sq ft (671.13 sq m)

- Flexible lease terms available.
- End-terrace warehouse unit.
- Integral two storey office accommodation; incorporating WCs, stores and kitchenette.
- 6.6m eaves height rising to an apex of 9.5m.
- Full height ground level loading door measuring 5m in height and 4.6m in width.
- Dedicated front loading and demised car parking.
- Rare central location.
- Within minutes of Bristol Temple Meads Train Station.
- Situated off A4 Bath road with access to Junction 3 of the M32 Motorway provided via St Philips Causeway.
- Established industrial / trade location with neighbouring occupiers including Royal Mail, Europcar and Kwik Fit.

Mead Street
Totterdown
Bristol
BS3 4RP



FLEXIBLE LEASE TERMS AVAILABLE

CONTACT US

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CBRE OFFICES

Floors 13 & 14 Clifton Heights
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PROPERTY OVERVIEW

DESCRIPTION

- End-terrace warehouse unit.
- Integral two storey office accommodation; incorporating WCs, stores and kitchenette.
- 6.6m eaves height rising to an apex of 9.5m.
- Full height ground level loading door measuring 5m in height and 4.6m in width.
- Dedicated front loading and demised car parking.
- Double skin insulated roof coverings providing circa 10% translucent roof panels.
- Steel portal frame construction with part brick clad elevations to circa 2m and part steel profile above.

SERVICES

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

ACCOMMODATION

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

	SQ FT	SQ M
Warehouse	5,476	508.74
Ground Floor Offices	1,082	100.52
First Floor Offices	666	61.87
Total	7,224	671.13

RATEABLE VALUE

The property is listed in the Valuation list 2017 as Warehouse and Premises, with a Rateable Value of £9,100.

The revised Rateable Value from 1st April 2023 is £15,500.

Prospective occupiers are advised to make their own enquiries of the Local Authority in relation to the revaluation and any applicable transition relief benefits.

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FURTHER INFORMATION



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FURTHER INFORMATION

PLANNING

The property has previously been used for Class B8 Storage and Distribution purposes and we anticipate would also be suitable for Class B1 (c) / E (g) (iii) Light Industrial, Class B2 General Industrial uses, subject to any necessary planning consent.

Interested parties are advised to make their own enquiries with the local planning authority in respect of the current permitted use and their proposed use.

ESTATE SERVICE CHARGE

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

ENERGY PERFORMANCE

The property has been given an Energy Performance Certificate (EPC) of C (75).

A full EPC is available upon request.

TENURE

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

RENT

Available Upon Application.

VAT

All figure 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 4RP

SITUATION

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TRAVEL DISTANCES

- A370 – 0.2 miles (0.3 km)
- A4 Bath Road – 0.2 miles (0.4 km)
- M32 – 1.4 miles (2.3 km)
- Bristol City Centre – 1.6 miles (2.5 km)
- M4 Motorway Junction 19 – 6.1 miles (9.8 km)

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