

Unit 9, Kenn Court Business Park

WAREHOUSE / INDUSTRIAL / TRADE COUNTER

1,130 sq ft (104.99 sq m)

- Modern end of terrace warehouse / industrial unit.
- Integral ground floor reception / office, kitchenette and WCs.
- Eaves height of 3.4m, rising to an apex of 4.4m.
- Ground level access door measuring 3.5m in width and 2.7m in height.
- Situated within a modern, secure and gated business park.
- Established trading location, just off the A4174 Hengrove Way, with good access to the South Bristol Link Road.

Roman Farm Road
Hengrove
Bristol
BS4 1UL



CONTACT US

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CBRE OFFICES
Floors 13 & 14 Clifton Heights
Triangle West
Clifton, Bristol BS8 1EJ

Unit 9, Kenn Court Business Park

PROPERTY OVERVIEW

DESCRIPTION

- Modern end of terrace warehouse / industrial unit.
- Integral ground floor reception / office, kitchenette and WCs.
- Eaves height of 3.4m, rising to an apex of 4.4m.
- Ground level roller shutter loading door measuring 3.5m in width and 2.7m in height.
- Insulated steel profile sheet pitched roof, incorporating 10% translucent roof panels.
- Demised car parking provision.
- Dedicated loading apron.

ACCOMMODATION

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

UNIT 9	SQ M	SQ FT
Total GIA	104.99	1,130

ENERGY PERFORMANCE

The Property has been given an Energy Performance Certificate (EPC) of E (112)

A full EPC is available upon request.

SERVICES

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

Industrial | For Lease

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PROPERTY OVERVIEW



TYPICAL CLEARED INTERNAL



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FURTHER INFORMATION

PLANNING

The properties has previously been used for Class E (g) (iii) Light Industrial and Class B8 Storage and Distribution purposes. We anticipate the property would also be suitable for Class B2 General Industrial, subject to any necessary planning consents.

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.

RATEABLE VALUE

The property is listed on the Valuation List 2023 as Warehouse and Premises, with a Rateable Value of £11,000.

Prospective occupiers are advised to make their own enquiries of the Local Rating Authority to establish the position in respect of any upcoming changes to this and any associated Transitional Relief benefits.

TENURE

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

RENT

Available upon application.

ESTATE SERVICE CHARGE

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

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 BS4 1UL

SITUATION

- Within a modern, secure and gated business park.
- Established trading location, just off the A4174 Hengrove Way, with good access to the South Bristol Link Road.
- Adjacent to the bus terminal and Enterprise Trade Centre.
- Nearby amenities include a petrol filling station, convenience store, Hengrove Leisure Park, and Imperial Retail Park.
- Good access to the A38, A37 and A4 Bath Road.

TRAVEL DISTANCES

- A4 Bath Road – 2.3 miles (3.7 km)
- Bristol City Centre – 3.9 miles (6.3 km)
- Junction 3 of the M32 motorway – 5.2 miles (8.3 km)
- Bristol International Airport – 6.5 miles (10.5 km)
- Junction 18 of the M5 motorway – 9.8 miles (15.8 km)
- Bath – 11.8 miles (19 km)

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