

TO LET - INDUSTRIAL

# UNIVERSAL HOUSE

Pennywell Road, Bristol, BS5 0ER



## Key Highlights

- 56,283 sq ft
- Self contained with secure yard
- 7.4m to eaves
- 46% site coverage on 2.67 acre site
- Urban City Centre distribution facility on J3 of the M32
- 6 dock level + 2 ground level loading doors
- Integral office accommodation

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## Description

The property comprises a detached storage and distribution facility with yard and circulation space on a fenced and secured site. The building is steel portal frame with corrugated sheet steel cladding to full height. The property benefits from 6 dock level and 2 ground level loading doors with reception and integral offices on ground and first floor. There is warehouse mezzanine in situ which can be retained or removed as part of the deal.

## Location

The property is located on Junction 3 of the M32 in Central Bristol. The M4 junction is approximately 5 miles to the north with approximately 10 mins drive time.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	50,589	4,699.87	Available
Ground - Office	2,847	264.49	Available
1st - Office	2,847	264.49	Available
<b>Total</b>	<b>56,283</b>	<b>5,228.85</b>	

## Terms

The property is available by way of assignment or sub-lease for a term expiring 11 February 2025, or by way of a new lease subject to surrender of the existing lease.

## Rent

On application

## Viewings

Strictly by appointment with the sole agent, Savills.

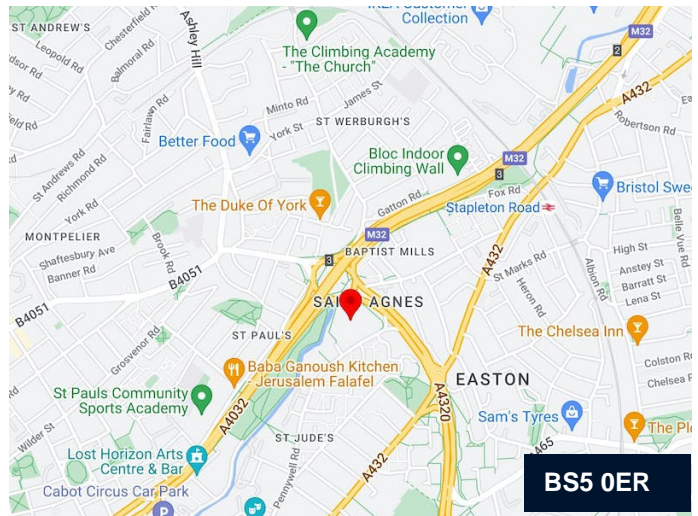
## EPC

The property has a valid EPC showing a rating of E (104)

## Business Rates

Rates payable: £108,544 per annum

(based upon Rateable Value: £212,000)



## Contact

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