

TO LET - INDUSTRIAL / STORAGE / TRADE COUNTER

FORMER ALIDE HIRE

Little George Street, Bristol, BS2 9DQ

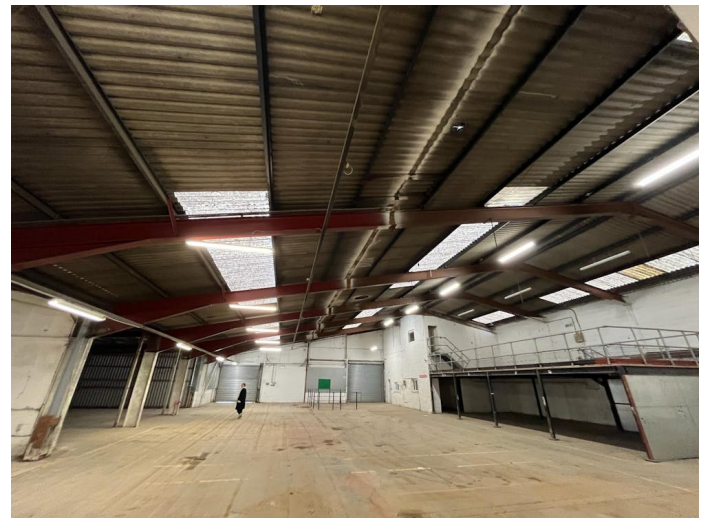


Key Highlights

- 15,586 sq ft of yard area
- Office/ Warehouse accomodation
- 8 roller shutter doors
- Parking at front and rear
- Two smaller outbuildings
- Prominent City Centre location
- Secure gated yard

Embassy House
Bristol BS8 1SB
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savills.co.uk





Location

The unit is located on Little George Street in Central Bristol, benefiting from direct access to the M32 which leads to the wider motorway network via the M4/5 interchange and the Bristol Ring Road.

The property is in close proximity to Cabot Circus, the city's principle shopping area. Bristol Temple Meads is located 1.2 miles from the unit and surrounding occupiers include Fairshare South West, Salvation Army, Enterprise and Safestore Self Storage.

Description

The property provides a mix of purpose built industrial accommodation with integrated office space. The main building comprises a front vehicle workshop with 8 vehicle roller shutter doors plus a larger rear warehouse which contains a mezzanine and office space. There is an interconnected office block to the side of the warehouse, and the building benefits from functional fire alarm systems, CCTV, intruder alarm, WCs and Kitchenette.

Externally, there are two gated points of entry to a secure, floodlit front parking area/yard. There is 360 vehicle access with external areas on all sides of the building to include a secure side yard with two vehicle access doors to the rear warehouse. The secure side yard is separated from Little George Street by a brick wall.

Accommodation

The accommodation comprises the following approximate areas:

Name	sq ft	sq m	Availability
Ground - Offices	2,138	198.63	Available
Ground - Front Workshop	2,949	273.97	Available
Ground - Warehouse	10,250	952.26	Available
Mezzanine	759	70.51	Available
1st - Offices	564	52.40	Available
Total	16,660	1,547.77	

Terms

This property is available by way of new lease for a term to be agreed- please get in touch for further information.

EPC Rating

D - 80

Asbestos Survey

Available upon application.

Planning

The unit current has planning for Sui Generis use. Interested parties must make their own investigations with regards to planning.

Viewings

Please contact sole agents, Savills.

Contact

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