

# TO LET

# Trade Counter/Industrial Unit, 2,655 sq. ft.

# **Unit 9 Duckmoor Road Industrial Estate**

Duckmoor Road, BRISTOL, BS3 2BJ



- Secure gated compound
- End terrace unit
- Established industrial estate with close proximity to central Bristol
- Good office content
- Refurbishment works to be undertaken
- 5 minute drive to city centre

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# Real Estate for a changing world

#### LOCATION

The unit is located off Duckmoor Road. The estate itself is situated in south Bristol adjacent to Bristol City Football Club's stadium. The city centre is 2 miles to the east and can be accessed via the A370. Junction 18 of the M5 motorway is 8 miles to the north and can be accessed along the A4.

# DESCRIPTION

This unit comprises end of terrace industrial warehouse unit. The unit is of a hybrid brick and steel frame construction under an insulated profile roof with an eaves height of 4.4m that incorporates 10% translucent roof lights. The windows to the unit are aluminium powder coated and double glazed. There is a single up and over door (3m wide x 3.05m high) providing access into the warehouse and separate pedestrian access into the offices and warehouse.

The unit has a secure gated compound with ample parking/storage space.

# **ACCOMMODATION**

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice.

	SQ. FT.	SQ. M.
Warehouse	1,959	181.97
Ground Floor Office	696	64.68
TOTAL	2,636	246.65

# **PLANNING**

The property has consent for B1(c) and B8 uses. We recommend any interested parties make their own enquiries.

# **RATES**

The property is identified by the valuation office as a warehouse & premises with a rateable value assessment of £19,000 effective from 1st April 2023 For rates payable please contact the marketing agent.

# RENT

Rent upon application

# **TERMS**

The unit is available to lease on a full repairing and insuring basis for a term of years yet to be agreed.

# **SERVICES**

We are verbally informed that all mains services exist. Any occupier should make their own enquiries.

## VAT

All terms quoted are exclusive of VAT where appropriate.

#### **LEGAL FEES**

Each party are to be responsible for their own legal and professional fees.

# **EPC**

E (108), this is being reviewed as part of the light refurbishment works.

# **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.

# VIEWINGS AND FURTHER INFORMATION

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Details updated August 2023

# SUBJECT TO CONTRACT





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