



TO LET

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

Unit 9 Duckmoor Road Industrial Estate

Duckmoor Road, BRISTOL, BS3 2BJ



**BNP PARIBAS
REAL ESTATE**

- 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



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

