

**AVAILABLE  
Q4 2021**

**UNIT 1**  
2,561.99 SQ M  
(27,577 SQ FT)

**UNIT 2**  
2,541.92 SQ M  
(27,361 SQ FT)

**UNITS 1 & 2 LODGE CAUSEWAY,  
FISHPONDS, BRISTOL, BS16 3JB**

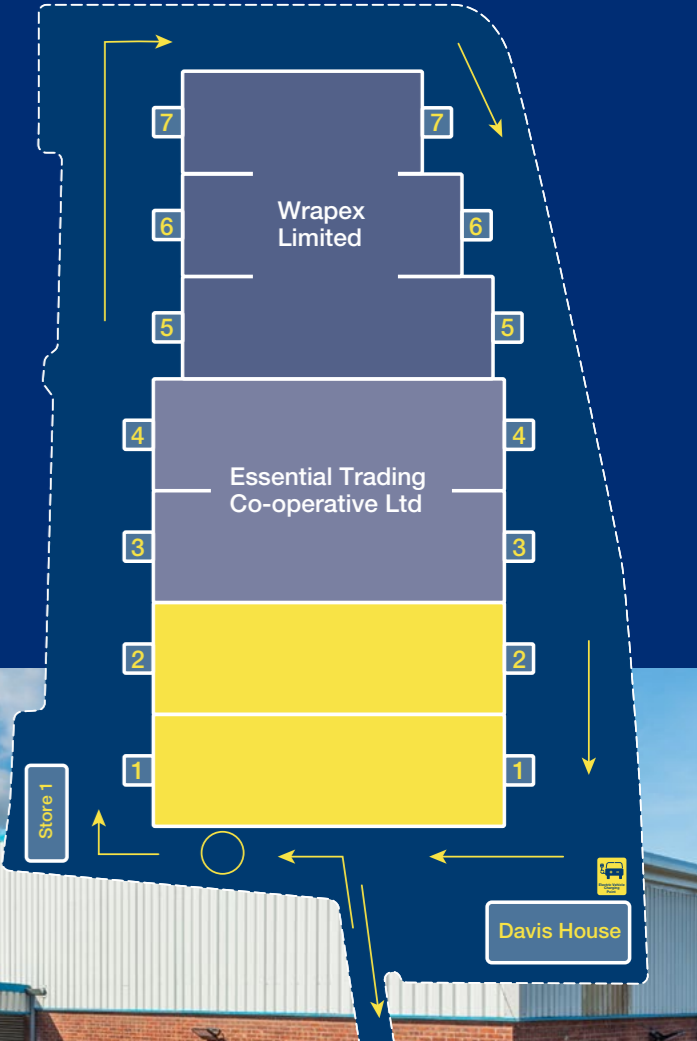
**TO LET FULLY REFURBISHED INDUSTRIAL UNITS  
IN EXCELLENT CENTRAL BRISTOL LOCATION**

 **LODGE  
CAUSEWAY**



## Description

- Fully refurbished industrial units
- LED Lighting
- Modern Offices
- Minimum eaves height of 7.8 metres and a maximum eaves height of 10 metres, allowing for extensive racking
- Large roller shutter doors in both end elevations providing through and through access for goods vehicles
- Forecourt area for heavy goods vehicle loading and unloading to each end and a large parking area
- 3 x 7kW Vehicle chargers available for use



## Schedule of areas

The property has the following approximate Gross Internal Area in accordance with the RICS Property Measurement Standards:-

UNIT	sq m	sq ft	Car Parking
Unit 1	2,561.99	27,577	18
Unit 2	2,541.92	27,361	20
<b>Total</b>	<b>5,103.91</b>	<b>54,938</b>	<b>38</b>

In addition to the car parking allocation stated above, there are marked HGV bays under each canopy in each unit.



INDUSTRIAL/DISTRIBUTION UNITS WITH OFFICES



FULLY REFURBISHED TO A HIGH SPECIFICATION



EXCELLENT CENTRAL LOCATION



SECURE TRADING ESTATE WITH 24 HOUR ACCESS



RENT ONLY £6.25 PER SQ FT

# With excellent access to the city centre and the wider national road network

Lodge Causeway Trading Estate is located in Fishponds, just off the B4048 Lodge Causeway and is only 1.1 miles from J2 M32 motorway, providing direct access to Junction 19 of the M4 motorway. The property is located approximately 3 miles from Bristol City Centre and is in an excellent position for businesses requiring access to the city and the wider national road network.



CONTROL OF ASBESTOS AT WORK REGULATIONS 2002 Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property. The detection of asbestos and asbestos related compounds is beyond the scope of BurstonCook expertise and accordingly: - (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property, (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos and asbestos related issues. Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Moose Studios 0117 950 8445 October 2021

## TENURE

The units are available to let on new full repairing and insuring leases, the terms of which are to be agreed.

## RENT

The quoting rent: £6.25 per sq ft.

## BUSINESS RATES

The property is currently rated jointly at a rate of £2.39 per sq ft on the warehouse element.

We would advise that interested parties make their own enquiries into business rates with the relevant local authority.

## ENERGY PERFORMANCE CERTIFICATES

**Unit 1** EPC rating of E-104

**Unit 2** EPC rating of D-81

A copy of the certificates can be made available upon request.

## VAT

All rents quoted are exclusive of VAT if applicable.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

**Charlie Kershaw MRICS**

[charlie@burstoncook.co.uk](mailto:charlie@burstoncook.co.uk)

0117 934 9977



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