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# **EXCELLENT CENTRAL BRISTOL INDUSTRIAL UNIT ON LARGE SITE WITH SECURE YARD**

## **TO LET**

### **LITTLE GEORGE STREET, BRISTOL, BS2 9DQ**



- **EXCELLENT CITY CENTRE LOCATION JUST OFF THE M32 CLOSE TO CABOT CIRCUS**
- **LARGE WAREHOUSE/INDUSTRIAL BUILDING WITH OFFICES AND ANCILLARY BUILDINGS ON A LARGE SITE WITH SECURE YARD AND PARKING AREA**
- **NEW LEASE AVAILABLE: RENT ON APPLICATION**

SUBJECT TO CONTRACT

## LOCATION

The property is located on Little George Street in the heart of Bristol City Centre. The site has excellent road links, with fast access onto the M32 leading to the M4/M5 interchange and easy access to the City Centre, Temple Meads, St Phillips, Gloucester Road.

## DESCRIPTION

To the front of the site is a large industrial/warehouse unit of steel portal framed construction. This building incorporates offices and warehouse space and currently benefits from a trade counter and four loading bays to the front elevation with up and over roller shutter doors opening onto a secure yard and parking area. There are further roller shutter doors to the side elevations.

There is another detached warehouse unit on the site which benefits from two roller shutter doors to the front elevation and there is also an open sided covered storage area in the yard.

To the front of the site, there is a concrete hard standing area providing customer parking. There is a roadway which provides clockwise vehicle access around the site with an entrance and exit gate at either end of the Southern boundary of the site fronting onto Little George St. The site is secured by palisade security fencing and this roadway is laid to tarmac.

## ACCOMMODATION

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

Main Warehouse:	13,624 sq ft	(1,266.19 sq m)
Mezzanine Area:	1,549 sq ft	(143.98 sq m)
Rear Warehouse/Workshop:	1,931 sq ft	(179.44 sq m)
External Covered Stores:	1,219 sq ft	(113.27 sq m)
Office Accommodation:	1,600 sq ft	(148.67 sq m)
Total:	19,923 sq ft	(1,851.55 sq m)

**The buildings site on a site of approximately 1 acre.**

## TENURE

The property is available to let on a new full repairing and insuring lease, the terms of which are to be agreed.

## RENT

Rent on Application

## BUSINESS RATES

The property has a rateable value of £65,000 for the year 2021/22.

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

## ENERGY PERFORMANCE CERTIFICATES

An EPC has been commissioned for the property and a copy of the certificate will 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.

## 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 Burston Cook 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 constants if they have any concerns about asbestos and asbestos related issues.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

### Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

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

SUBJECT TO CONTRACT

July 2021



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