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## **FOR SALE WITH VACANT POSSESSION**

### **UNIT 501 CENTRAL PARK, PETHERTON ROAD, BRISTOL, BS14 9BZ**

***RARE INDUSTRIAL UNIT WITH LARGE YARD IDEAL FOR  
OWNER OCCUPIERS OR INVESTORS / DEVELOPERS***



- **LARGE WAREHOUSE / INDUSTRIAL UNIT WITH YARD**
- **FOR SALE WITH VACANT POSSESSION**
- **21,442 SQ FT (GROSS INTERNAL AREA)**
- **GUIDE PRICE £1,100,000**
- **POTENTIAL FOR DEVELOPMENT, SUBJECT TO PLANNING**

SUBJECT TO CONTRACT

## LOCATION

The unit is located on Central Park Trading Estate, which is conveniently located between Airport Road and Wells Road in Hengrove, Bristol. Bristol City Centre can be accessed easily via the A37 to the north which in turn can provide access to the motorway network via the M32. The A37 provides access to the south and the A38 to the west of the subject property provides access to Bristol Airport and the M5 southbound.

## DESCRIPTION

The unit is of steel portal frame construction with blockwork elevations and a sheet clad roof supported via steel trusses. The roof is lined internally and incorporates translucent roof lights and the unit has an internal clear eaves height of 6.69m.

The property benefits from two small mezzanine floor areas as well as office accommodation set over ground and first floor. The unit is accessed via two large vehicular roller shutter doors to the front elevation and a pedestrian access to the offices to the side elevation.

## ACCOMMODATION

We have measured the property in line with the RICS Property Measurement Standards (May 2015) and we confirm that the property has the following approximate gross internal area:-

Ground floor warehouse	19,733 sq ft	(1,833.23 sq m)
Ground floor office	854 sq ft	(79.38 sq m)
First floor office	854 sq ft	(79.38 sq m)
<b>Total</b>	<b>21,441 sq ft</b>	<b>(1,991.99 sq m)</b>

Approximate overall site area:	0.956 acres (0.387 ha)
Vehicular roller shutter door 1:	9.00 m (W) x 3.60 m (H)
Vehicular roller shutter door 2:	9.13 m (W) x 5.00 m (H)

## TENURE

The property is to be offered for sale freehold vacant possession.

## PLANNING USE

We understand that the property benefits from Use Class B2 (General Industrial). We would highlight that the property may be suitable for development (subject to planning).

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate rating of D (82).

*A copy of this certificate can be made available upon request.*

## VAT

We understand that the property is elected for VAT and therefore VAT will be payable on the purchase price.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:-

Burston Cook

FAO: Charlie Kershaw MRICS and Tom Coyte MRICS

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk / tom@burstoncook.co.uk

**SUBJECT TO CONTRACT**

**NOVEMBER 2017**

### Control of Asbestos at Work Regulations 2012

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.



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