

UNIT AVAILABLE TO LET
12,894 ft² (1197.9 m²)



HIGHLY PROMINENT
TRADE COUNTER /
SHOWROOM PREMISES



FRONTAGE
TO A4174
HENGROVE WAY



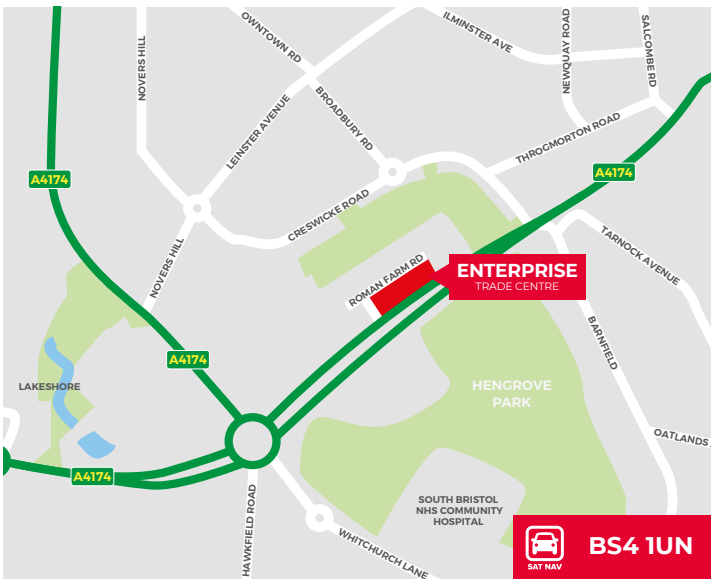
OPPOSITE PETROL
FILLING STATION AND
HENGROVE LEISURE PARK

www.ipif.com/enterprise

TRADE COUNTER / WAREHOUSE UNIT TO LET

ENTERPRISE TRADE CENTRE
ROMAN FARM ROAD, BRISTOL, BS4 1UN

IPIF



LOCATION

Enterprise Trade Centre is situated in a highly prominent location directly fronting the A4174 Hengrove Way. The A4174 Hengrove Way forms the southern section of the Avon Ring Road approximately 4 miles south of Bristol City Centre and Junction 3 of the M32. To the east, the A4174 provides direct access to the A4 Bath Road and thereafter continues as the A4174 Avon Ring Road on to Junction 1 of the M32. To the west, the A4174 connects with the South Bristol Link Road which connects with the A38 and A370.

Other occupiers on Enterprise Trade Centre include Screwfix, Motor Parts Direct, NE Appliances, Medlocks Electrical Distributors, and Seven Day Windows. The estate is situated adjacent to a petrol filling station and convenience store, and opposite Hengrove Leisure Park which is home to Cineworld, Buzz Bingo, Premier Inn, Brewers Fayre, and numerous restaurants including McDonalds and KFC. Imperial Retail Park is nearby, and is home to numerous major out of town retailers.

DESCRIPTION

- High profile end terrace trade counter unit.
- Can be sub-divided.
- Warehouse with ground floor WCs and undercroft to accommodate a trade counter area (subject to sub-division works).
- First floor office accommodation.
- Frontage directly on to A4174 Hengrove Way.
- Good car parking provision.

SPECIFICATION

- Profile metal sheet cladding / block construction.
- Steel portal frame construction.
- Clear span roof.
- Clear internal heights of over 6 metres.
- Loading access via up and over sectional roller shutter loading door.
- Glazed double trade counter entrance doors.

LEASE TERMS

The units are available on new full repairing and insuring leases for a term of years to be agreed.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

A full Energy Performance Certificate (EPC) is available upon request. The property has been given an EPC rating of C - (51).



VIEWING Strictly by prior arrangement with the agents.

On behalf of the landlord

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AVAILABILITY SCHEDULE

UNIT	OCCUPIER	M ²	FT ²
1	GEM SEC	N/A	N/A
2	J&S ACCESSORIES	N/A	N/A
3	NE APPLIANCES	N/A	N/A
4/5	THE VET	N/A	N/A
6	SCREWFIX	N/A	N/A
7	MOTOR PARTS DIRECT	N/A	N/A
8	CADDY WINDOWS	N/A	N/A
9	SEVEN DAY WINDOWS	N/A	N/A
10	DERWENT FLOORING	N/A	N/A
11	MEDLOCK ELECTRICAL DISTRIBUTORS	N/A	N/A
12	TO LET	1197.9	12,894
13	GEMINI ACCIDENT REPAIR CENTRE	N/A	N/A



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ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 12	M ²	FT ²	EPC
Total	1197.9	12,894	C - (51)



UNIT 12



UNIT 3



UNIT 12



UNIT 6

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