



FOR SALE FREEHOLD INDUSTRIAL UNITS

Units 404, 405 & 608, Central Park, Bristol

OPPORTUNITY SUMMARY

LOCATION & SITUATION

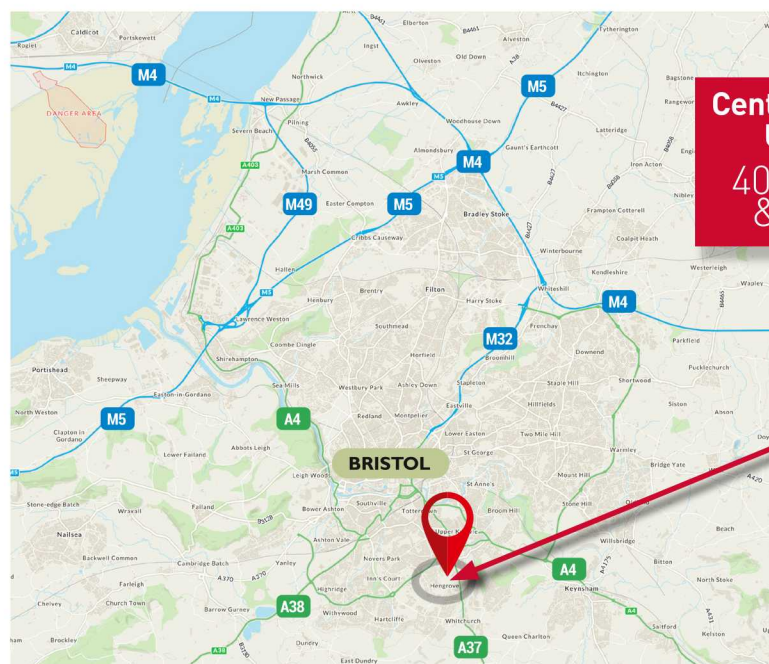


- ✓ Opportunity to acquire industrial and warehouse units with additional office accommodation.
- ✓ Multiple units available as a whole or on a split unit basis.
- ✓ Situated on a business park in the south of Bristol.
- ✓ Good access links to Bristol City Centre and the M4.
- ✓ Price **£2,500,000**.

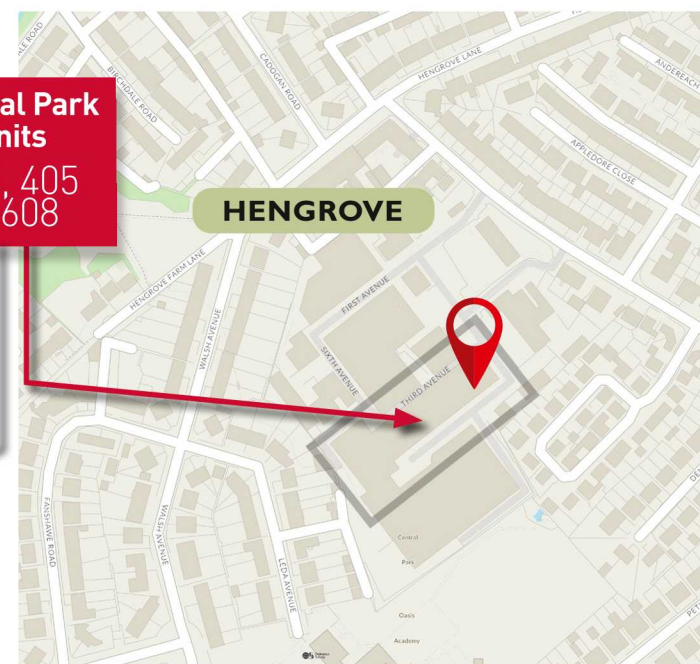


The units are situated in the south east of Central Park trading estate in Hengrove. Hengrove is a popular suburb 3.2 miles to the south of Bristol City Centre, located next to the A4174 which provides excellent access to the M4 leading to both South Wales and London. In addition the M5 Motorway is 11 miles north west and the M32 is just over 3.5 miles north of the site.

The trading estate is well established and consists of a mix of uses to include industrial, manufacturing, offices and trade units. Occupiers include Brunel Studios, Bristol Martial Arts Academy, Premier Finance GB Ltd.



Central Park Units
404, 405 & 608



HENGROVE

DESCRIPTION

The property consists of three industrial units with office space which are available as a whole or on a split unit basis. Further information on each demise is provided below.

Unit 404

The unit is an end of terrace industrial warehouse with internal office space. Externally the unit has concrete block walls with glazed panelling at the top and a corrugated roof. The unit benefits from a single roller shutter door and a minimum eaves height of 6.5 meters with an apex of 10.28 meters.

Unit 405

The largest of the three units, it comprises a mid-terrace warehouse with some internal office space. The unit benefits from 2 loading bays with roller shutter door, air conditioning, LED lighting and solar panels. The minimum eaves height is 6.6 meters with the apex being at 10.37 meters. The unit has polished concrete floors, concrete block walls with corrugated sheeting above which stems on to form the roof covering. Parking is available to the front of the property.

Unit 608

This unit provides open plan industrial space with adjoining offices. The industrial space benefits from concrete floors, a roller shutter door access, brickwork walls and a corrugated steel roof. The minimum height of the eaves is 7.67 meters and the apex is 8.72 meters.

SITE

created on
edozo

Red line
Freehold site

The properties comprise 404, 405 and 608 Petherton Road which are available on an individual basis or as one lot.

Unit 404 is held under title **BL51693**, **Unit 405** comprises titles **AV236210** and **AV196923** and **Unit 608** is held under title **BL70206**.





TENURE

The properties are held **Freehold** and to be sold with **Vacant Possession**.

VAT

VAT is not applicable in this transaction.

PROPOSAL

The Freehold is offered for **£2,500,000**
(Two Million Five Hundred Thousand Pounds).



ACCOMMODATION

The property provides the following approximate Gross Internal floor areas;

Accommodation	Sq Metres	Sq Feet
Unit 404	970.28	10,444
Unit 405	1,632.03	17,567
Unit 608	864.37	9,304
Total Gross internal area:	3,466.68	37,315

**Lambert
Smith
Hampton**

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