

Unit 7

TO LET
7,382 SQ FT (685.8 SQ M)



**CENTRALLY LOCATED WAREHOUSE
WITH 2 STOREY OFFICES**

Whitby Road, St Philips, Bristol BS4 4EX



Unit 7 | Unicorn Business Park | Whitby Road | St Philips | Bristol | BS4 4EX



REAR YARD AND LOADING AREA

KEY FEATURES



Established Industrial Estate



End of terrace unit with 24/7 use



Well-connected Central Location



1 level access loading door



Reception / Atrium / 2 storey Offices



Suitable for a variety of uses



Rear loading yard



14 parking spaces

Good accessibility to
LOCAL LABOUR
force by:



POTENTIAL FOR A SECURE YARD



ACCOMMODATION

Unit 7	Sq ft	Sq m
Warehouse	5,300	492.4
Ground Floor Office	874	81.2
First Floor Office	1,208	112.2
Total	7,382	685.8

The premises provide the above approximate gross internal areas (measured in accordance with the RICS Code of Measuring Practice).



WAREHOUSE

- Steel portal frame
- Steel clad roof incorporating 10% skylights
- Concrete floor
- LED lighting
- 1 level access electric loading door
- 6.00m eaves height



OFFICE

- Full height glazed atrium / reception area
- LED lighting throughout
- Heating & cooling in situ
- Fully fitted kitchenettes at ground & first floors
- Multiple meeting rooms & breakout spaces
- Male & Female WCs
- Fitted showers and changing facilities



EXTERNAL

- 14 car parking spaces
- Loading access to the rear

WAREHOUSE WITH HIGH QUALITY OFFICE ACCOMMODATION



ESTABLISHED TRADE AND INDUSTRIAL LOCATION WITH EXCELLENT CONNECTIVITY & TRANSPORT LINKS

Unit 7



UNICORN BUSINESS PARK



LOCATION

The property is situated off Whitby Road in Central Bristol and benefits from excellent access to the M32 and A4 Bath Road.

Unicorn Business Park also benefits from great public transport links being a 5 minute walk from a bus stop and a 10 minute cycle from Bristol Temple Meads Railway Station.

Local occupiers include:



SAT NAV: BS4 4EX
W3W: ///MANY.FLAGS.REEF

Unit 7



UNICORN
BUSINESS PARK

Lease

The unit is available by way of a new fully repairing and insuring lease for a term to be agreed.

Services

We understand that all mains services including water, drainage, gas and 3 Phase electricity are connected.

Rent

Upon Application.

EPC

EPC Rating C (59). An Energy Performance Certificate is available upon request.

Rates

The property is listed as warehouse and premises with a rateable value of £63,500.

Legal Costs

Both parties are responsible for their own legal costs incurred with the transaction.

Use

We understand the property benefits from B1 and B8 Planning Consent. We recommend interested parties undertake their own investigations.

Anti-Money Laundering

The occupier will be required to submit documentation to satisfy anti-money laundering regulations.

FURTHER INFORMATION



Strictly by appointment with the joint agents below:

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