



To Let

Purpose Built Vehicle Repair Garage

- Former MOT centre & vehicle repair garage
- Generous parking provision
- Four roller shutter doors with front and rear access
- Prominence onto the A38 (Gloucester Road)
- Close to M5 Junction 16 and M4/M5 interchange
- Secure gated estate with 24-hour access available

Former Kwik Fit, 186 Gloucester road

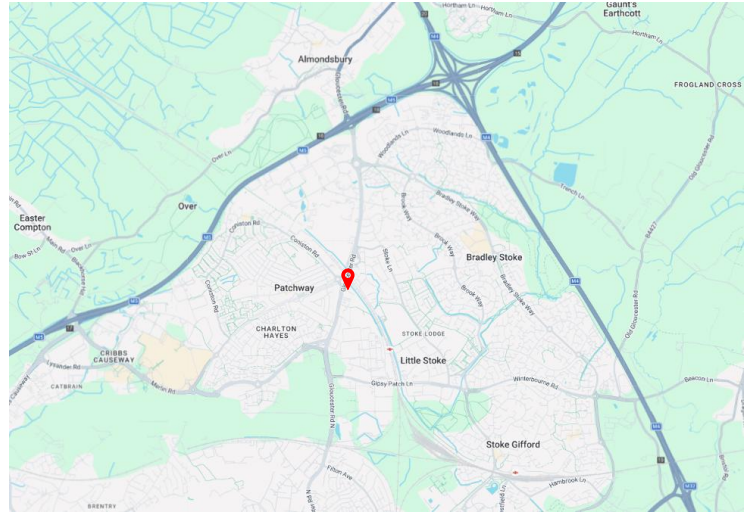
Patchway, Bristol, BS34 5BB

3,458 sq ft

321.24 sq m

186 Gloucester Rd

Patchway, Bristol, BS34 5BB



Description

This detached single-storey warehouse offers traditional brick construction beneath an insulated pitched roof with translucent roof lights, replaced approximately 10 years ago. The property provides well-configured warehouse space divided into three distinct sections, complemented by a reception area to the front elevation. Practical loading arrangements include four roller shutter doors – two to the front and two to the rear – alongside pedestrian access, providing operational flexibility.

There is a car park to the rear of the premises, offering a generous parking provision, plus the option to park additional vehicles directly in front of the building.

The building has historically been operated as a vehicle repair centre, most recently being tenanted by Kwik Fit who also ran an MOT station out of the premises.

The unit is located on a secure industrial estate with a gated entrance. Tenants can have access to the estate 24/7. The wider estate is monitored by CCTV, creating a secure business park environment.

Location

Located on The Grove Industrial Estate in Patchway, North Bristol, just off the A38 (Gloucester Road) and positioned to the rear of an Esso petrol station. The unit has some visibility onto the A38 which benefits from high levels of passing traffic being one of the main through routes into Bristol.

The site is situated within the South Gloucestershire Council and benefits from proximity to Junction 16 of the M5 motorway and the M4/M5 interchange.

Accommodation

The accommodation comprises the following areas:

Available Size	3,485 sq ft / 321.24sq m
Rent	£10.85 per sq ft

Terms

The property is available on a new fully repairing and insuring lease for a minimum term of 5 years. The lease will incorporate 3 yearly rent reviews.

EPC

The property has an EPC rating of D..

Business Rates

Payable by the tenant. Occupiers are encouraged to make their own enquiries with the local authority.

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