

# TO LET



**BNP PARIBAS  
REAL ESTATE**

3,500 - 7,492 sq. ft.

Old Market Manor, Barton Manor, St. Philips, Bristol BS2  
ORL



## SUMMARY

- ✓ Detached industrial unit
- ✓ Secure yard area and separate car parking area
- ✓ Level access loading door
- ✓ Approximately 1.5 miles from Junction 3 of the M32 motorway
- ✓ Rare opportunity
- ✓ New double glazed windows.

## LOCATION



The property is located approximately 1 mile east of the city centre and 13 miles north west of Bath.

The M32 Junction 3 is approximately 1.5 miles from the property, which in turn provides access to the M4 at Junction 19. The Bath Road is 1.5 miles from the property.

## DESCRIPTION

The building comprises blockwork elevations, underneath a pitched roof. The roof has approximately 10% translucent roof lights.

The warehouse benefits from a level loading door, painted walls and a concrete floor.

Externally, the unit has a secured concrete yard to the eastern elevation and a car park to the western elevation.

We understand the property benefits from a mains gas connection, 3 phase electrical power, mains water and drainage connection.

## SPECIFICATION

- Detached unit
- Blockwork construction
- Secure yard
- Level access loading door
- 3 phase electricity
- Self contained car park.

## PLANNING

We understand the property has planning consent for any use within B1c, B2 or B8 of the Town and Country Planning (Use Classes) Order 1987. We however advise all applicants to make their own enquiries with Bristol City Council.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property provides a Gross Internal Area of;

Description	Sq. M	Sq. Ft
GROUND FLOOR	638	6,873
FIRST FLOOR	58	619
TOTAL	696	7,492

## RATES

The properties rateable value is £35,750.

Applicants are advised to make enquiries with the VOA as to the rates payable.

## LEGAL COSTS

Each party to bear their own costs incurred in this transaction.

## EPC

The property has a D rated EPC.

## VAT

All figures are exclusive of VAT.



## TERMS

The property is available by way of a new fully repairing and insuring lease.

The quoting rent is £65,000 per annum exclusive.

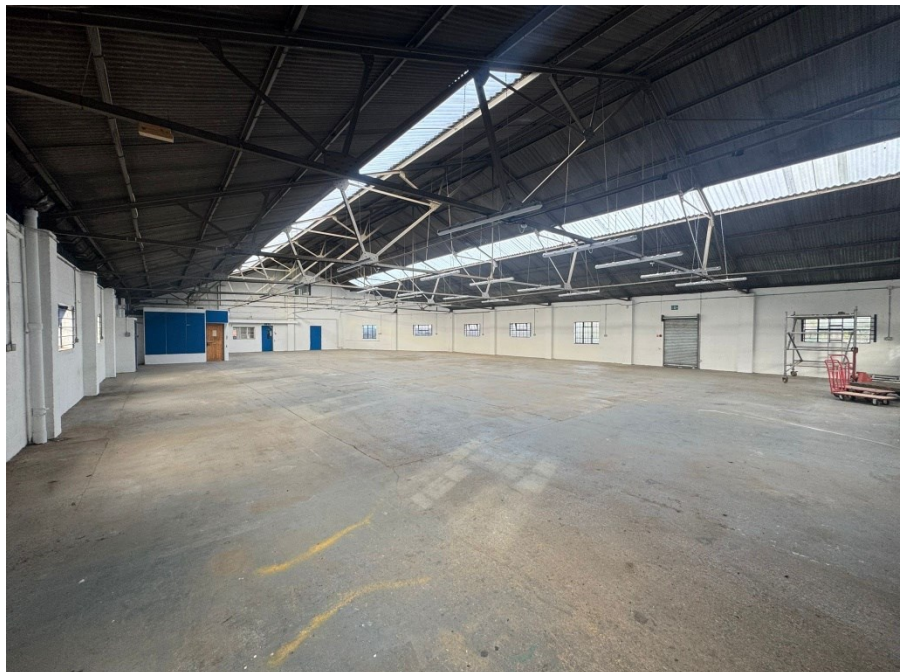
## CONTACTS

For more information and to arrange a viewing please contact:

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