

9,576 SQ SQ FT (889.6 SQ M) TO LET

Fully refurbished unit in excellent trade and distribution location



UNIT 450
QUADRANT
TRADING
ESTATE

ASH RIDGE ROAD | BRISTOL | BS32 4QA



EXCLUSIVE LOCATION



MODERN INDUSTRIAL UNIT



EXCELLENT TRANSPORT LINKS



- **FULLY REFURBISHED**
- **17 ALLOCATED CAR PARKING SPACES**
- **EV CHARGING**
- **OPEN PLAN WAREHOUSE**
- **TWO STOREY OFFICE ACCOMMODATION**
- **7.25M MINIMUM EAVES**
- **NEW ELECTRICAL HEATING & COOLING SYSTEM IN OFFICES**



ACCOMMODATION	sq ft	sq m
Warehouse	8,596	798.57
Ground & First Floor Offices	980	91.04
TOTAL GIA	9,576	889.61

All areas measured on an approximate gross internal basis (GIA)

DESCRIPTION

- Unit 450 comprises a semi detached warehouse that has been constructed around a steel portal frame with an insulated sheet roof incorporating approximately 10% translucent roof lights.
- The open plan warehouse comprises a power floated concrete floor and benefits from an internal eaves height of 7.25 m (23 ft 7").
- Ground and first floor office accommodation benefit from LED lighting, suspended ceilings and open plan layout.
- Loading access is provided via a single surface level electric loading door as well as a separate pedestrian entrance at the front.
- Externally the property benefits from 17 allocated car parking spaces and EV charging.



LOCATION

- The estate is located off Woodlands Lane in Almondsbury, adjacent to Aztec West Business Park.
- Well established industrial, trade and distribution location.
- Immediate access onto the M4/M5.
- High profile estate with excellent public transport links.

DESTINATION	TIME BY CAR
Junction 16 (M5)	2 mins
M4/M5 Interchange	4 mins
Bristol Parkway Station	9 mins
Avonmouth Docks	13 mins
Bristol City Centre	18 mins
Royal Portbury Docks	19 mins
Bristol Airport	30 mins



TENURE

The unit is available on full repairing and insuring lease terms.

RENT

£130,000 per annum exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

EPC rating – B46.

PLANNING

The property has consent for B1, B2 & B8 Use Classes with unrestricted 24 hours use.

BUSINESS RATES

The premises are described as “warehouse and premises” with a RV of £73,000.

The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. June 2025.

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LEGAL COSTS

All parties are responsible for their own legal costs.

VAT

All costs are subject to VAT where applicable.

ANTI-MONEY LAUNDERING

All interested parties will be required to comply with Anti-Money Laundering regulations.

SERVICE CHARGE

There is an estate service charge for the up keep and maintenance of communal areas.

VIEWING

For further information please contact the joint agents:

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