# Unit 3, Cribbs Causeway Centre





#### DESCRIPTON

The property comprises an early 1990's semi-detached light industrial warehouse which has been built around a steel portal frame, with approximately 10% translucent roof lights.

The open plan warehouse is accessed via a single full height roller shutter door from a small canopied area and provides an internal eaves height of approximately 6.57m.

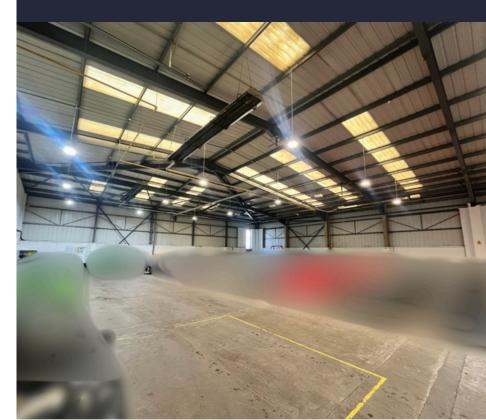
There is first floor office and ancillary accommodation with the undercroft having been infilled to provide a break out/canteen area.

# LOCATION

Cribbs Causeway Centre is an established industrial estate located in close proximity to Cribbs Causeway, a major retail and leisure destination.

Strategically located just off the A4018 on the Laurels, the unit lies close to major transport routes, being approximately 0.5 miles from Junction 17 of the M5 and within 3.5 miles of the M4/M5 interchange. Furthermore, Bristol City Centre is conveniently located only 7.5 miles away via the A4018.

Neighbouring occupiers also include Dick Lovett, Gregory Distribution, DFS, FedEx and Synertec.



Floor Area	Sq Ft	Sq M
UNIT 3		
Warehouse	6,708	623.19
Ground Floor Offices	1,105	102.65
First Floor Offices and Ancillary	1,105	102.65
Total	8,918	828.49

#### **TERMS**

Unit 3 is available by way of sub-lease for a term expiring 2 June 2036. The current lease is subject to rent reviews on 15 August 2028 and 15 August 2033 on an upward only basis to open market rent.

## **USE**

The property is currently used and has planning consent for B8 (Storage and Distribution). The lease also permits B2 (General Industrial) use, which may be subject to a planning application.

All enquiries in that respect should be made to the local planning authority.

## **RENT**

Please contact sole agents, Savills



Unit 3, Cribbs Causeway Centre The Laurels, Bristol, BS10 7TT

## **EPC**

The property has an EPC rating of C-58.

## **BUSINESS RATES**

The property is currently assessed along with the adjoining property as a single rateable value. The property will be subject to a reassessment for rating purposes upon completion of a letting. Please contact agents for further information

## SERVICE CHARGE

Contact agents for further information.

## LEGAL COSTS

Each party to bear their own costs.

# **VIEWINGS**

Please arrange through sole agents, Savills.

#### CONTACT

For further information please contact:



#### **Robert Cleeves**

Director rcleeves@savills.com 07970 494 371

#### Niamh O'Donnell

Apprentice Surveyor niamh.odonnell@savills.com 07977 567 297

#### **Jack Davies**

Director jack.davies@savills.com 07901853503



#### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed

Designed and produced by Savills Marketing: 020 7499 8644 | 08.07.2025