

Unit 3, Cribbs Causeway Centre

THE LAURELS, BRISTOL, BS10 7TT

TO LET



savills



KEY HIGHLIGHTS

- 8,918 sq ft
- 6.57m internal eaves height
- Single full height roller shutter doors
- Located in an established industrial area, 0.5 miles from Junction 17 of the M5
- Ground floor kitchen and WC facilities as well as first floor offices
- 13 car parking spaces

DESCRIPTION

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.



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

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



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:

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