



Units 15 & 16 Eagles Wood Business Park, Woodlands Lane, Bristol BS32 4EU

TO LET

Modern Refurbished Business Units
Available Jan 22

3,734 - 7,509 Sq Ft
(347 - 698 Sq M)

Units 15 & 16 Eagles Wood Business Park, Woodlands Lane, Bristol BS32 4EU

DESCRIPTION

The units consist of two separate, modern, mid-terrace units that are configured as a ground floor warehouse, office, kitchen, w.c facilities and first floor office. The units will be refurbished once the current lease comes to an end. Externally there is a forecourt/loading area & dedicated parking. The Building has internal minimum eaves height of approx 8m. Access to the warehouse is via a roller shutter door approx 3.7m wide by 5.10m high. Unit 15 comes with 7 parking spaces and Unit 16 comes with 8. AVAILABLE DECEMBER 2021.

- ✓ Undergoing refurbishment
- ✓ Popular North Bristol location
- ✓ Highly accessible to the motorway network
- ✓ Nearby occupiers include DHL, RAC, TSB
- ✓ Eaves height 8m



LOCATION

The property is located on the established Eagleswood Business Park, adjacent to the M4/M5 junction interchange. The property is 7 miles North West of Bristol City Centre via the A38. Parkway Station is within 2 miles & provides a direct link to London Paddington as well as other major cities.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 15	3,734	347
Unit 16	3,755	349
Total	7,509	698

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

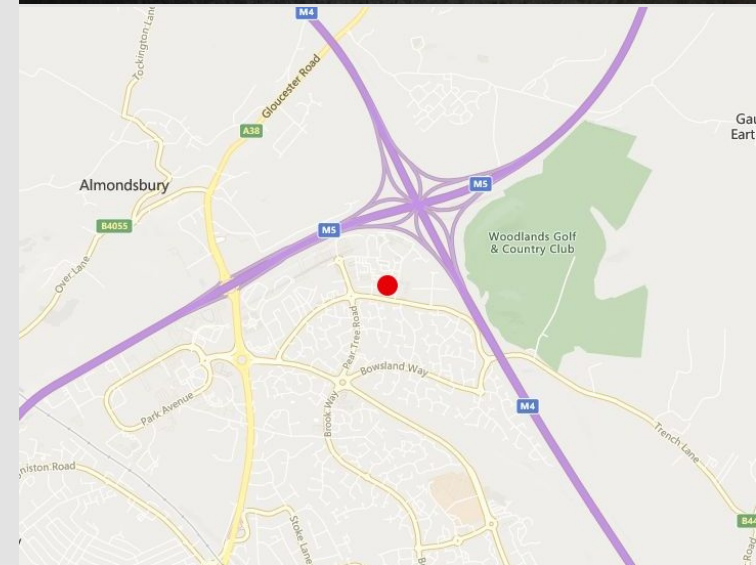
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The units are available by way of new full repairing and insuring leases at initial rents of £35,473 per annum for Unit 15 and £35,863 per annum for Unit 16.



Image of Unit 17 Refurbishment



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