



Feeder Road

Bristol, BS2 0TH

Open Storage Site, Available on Flexible Lease Terms

1.94 Acres
(0.79 Hectares)

- 24/7 Access
- Close to the A4320 St Philips Causeway
- 1.3 Miles from Bristol city centre

Summary

Available Size	1.94 Acres
Rent	£174,600 per annum
Rates Payable	£35,520 per annum Current rateable value (1 April 2023 to present)
Rateable Value	£64,000
Service Charge	Upon Enquiry
VAT	To be confirmed
Legal Fees	Upon Enquiry
Estate Charge	N/A
EPC Rating	EPC exempt - No building present

Description

The site comprises 1.94 acres of hard standing open storage land, the site has been fenced off and is accessible 24/7.

Location

The property is situated within the St Philips industrial area - the principal employment location within central Bristol. Bristol City Centre and Junction 3 of the M32 is within 2 miles of the subject property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Outdoor - Open Storage Lane	84,506.40	7,850.90
Total	84,506.40	7,850.90

Viewings

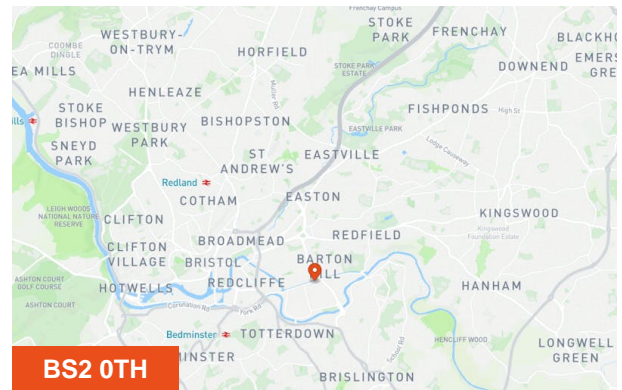
For further information /viewings, please contact the agents:

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Legal Costs

Parties are to be responsible for their own legal costs incurred in the transaction.



Viewing & Further Information

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