Hartnell Taylor Cook

TO LET



Unit 4, Block 10, Cater Business Park

Cater Road, Bristol, BS13 7TW

End of terrace Warehouse/Industrial Unit

7,390 sq ft

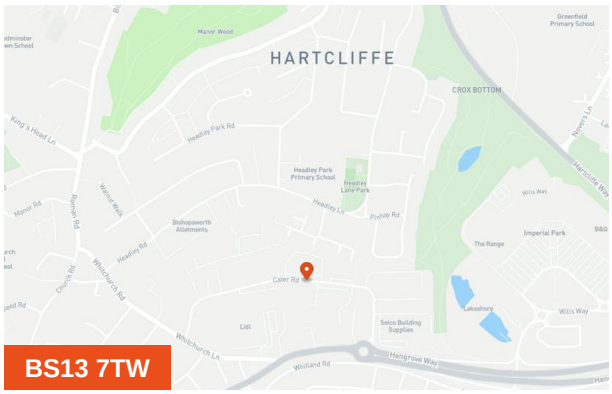
(686.55 sq m)

- Secure gated service yard shared with 2 other occupiers
- 4.76m minimum clear height
- Excellent access to A4174 (Avon Ring Road)

Unit 4, Block 10, Cater Business Park, Cater Road, Bristol, BS13 7TW

Summary

Available Size	7,390 sq ft
Rent	£88,680 per annum
Rates Payable	£23,032.50 per annum
Rateable Value	£55,000
Estate Charge	An Estate Charge will be payable towards management and maintenance of the common parts.
EPC Rating	Upon enquiry







Description

The property occupies an end of terrace position and consists of brick and steel profiled sheet clad elevations under a pitched steel profile clad roof with 20% translucent roof lights; the building benefits from mains services, 3 phase power, 5.78 m eaves height (4.76 minimum clear height), electric, roller shutter loading door; ground floor offices, kitchenette and WCs. Externally, the unit benefits from a shared, securely gated service yard.

Location

The property is situated on the Cater Business Park, Cater Road a large, well-established trade estate in South Bristol. There is excellent access to the A4174 Hengrove Way and the South Bristol Link Road providing good access to Bristol City Centre (4 miles) and Bristol International Airport (7.9 miles). Junction 18 of the M5 motorway is 9.10 miles distant and Junction 19 of the M4 motorway is 9.4 miles distant. Nearby occupiers include BT, Selco Builders Warehouse, Consort Services, Howdens Joinery, Lidl and Home Bargains.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse/Industrial	5,664	526.20
Ground - Office/Ancillary	1,726	160.35

Tenure

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

Planning

The unit has previously been used for B8 Storage & Distribution purposes and would be suitable for uses falling within Class E(g)(iii) subject to obtaining the necessary planning consent. Interested parties are advised to make enquiries with the local planning authority.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing & Further Information

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