

eagleswood
BUSINESS PARK

5

SAT NAV
BS32
4EU

UNIT 5 • WOODLANDS LANE • ALMONDSBURY • BRISTOL

- Trade counter / warehouse property
- Easily accessible to both M4/M5
- Junction 16, M5 within 1/2 mile
- Prominence to Woodlands Lane
- Competitive rental and terms

M5

M4

**UNIT 5
TO LET**

4,756ft² (441.72 m²)

**TRADE COUNTER/
WAREHOUSE UNIT**

SUMMERFIELD





ACCOMMODATION		
Warehouse	2,709 sq ft	(252 sq m)
Ground floor office	959 sq ft	(89 sq m)
First floor office	660 sq ft	(61 sq m)
First floor storage	428 sq ft	(39 sq m)
Total (GIA)	4,756 sq ft	(441 sq m)



RENT	
Upon application.	
BUSINESS RATES	
Rateable Value £25,750	
Interested parties are advised to make their own enquires with the Local Billing Authority	
VAT	
All rents quoted are exclusive of VAT if chargeable.	
PLANNING	
We understand that the unit benefits from B1(c) (Light Industrial) and B8 (Warehousing) use. All interested parties are advised to undertake their own enquiry with the Local Authority.	
Subject to contract August 2015	

LOCATION

- Located on Eagleswood Business Park with direct access to Woodlands Lane.
- Within ½ a mile of the M4/M5 interchange.
- Bristol City Centre is within approximately 7 miles.

DESCRIPTION

- Semi detached trade counter/warehouse unit.
- Office and ancillary accommodation over 2 floors to the front elevation.
- Minimum eaves height 6.15m (20ft).
- Access is provided via roller shutter door measuring 3.60m (11ft 9) wide by 4.77m (15ft 6) high.
- WC / Kitchen facilities.
- Large forecourt and loading area for 12 vehicles.
- Ability to secure the yard

SERVICES

All mains services are connected to the property including gas, water, drainage and 3 phase electricity.

TENURE

A new full repairing and insuring lease for a term to be agreed.

EPC RATING

E - 113



MISREPRESENTATION

The agents give notice that these particulars are set out as a general outline only for the guidance of intending Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of the agents has any authority to make any representation or warranty whatever in relation to this property.

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VIEWING

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