

Former Autochoice Site
64 - 68 Feeder Road, Bristol BS2 0SH

Showroom,
Warehouse &
Large Yard

For Lease
1.02 acres



// PROPERTY HIGHLIGHTS



LARGE YARD / OPEN STORAGE



PROMINENCE TO FEEDER RD



MODERN SHOWROOM



SECURE SITE



AMPLE PARKING SPACES



FLEXIBLE LEASE TERMS



BRISTOL CITY CENTRE



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// DETAILS

PROPERTY DESCRIPTION

The site is secure and mostly tarmac yard / vehicle parking space (approx. 0.75 acres). It can be accessed via gates from Feeder Road, Arthur Street and Short Street. The site also benefits from two small industrial buildings, a showroom and a warehouse space.

The Showroom incorporates a steel portal frame underneath a pitched, steel clad roof with part steel clad, part glass elevations. The building incorporates a toilet and ancillary office space separated from the showroom via glass panels. The building has a 3-phase power supply and a minimum eaves height of 3.6m.

The warehouse incorporates a steel portal frame underneath a pitched steel-clad roof benefiting from approx. 10% translucent roof lights and steel-clad elevations. The warehouse is accessed via an electric loading door and benefits from a minimum eaves height of 3.4m and a concrete floor. The unit also has a 3 phase power supply.



ACCOMODATION	SQUARE FEET	SQUARE METRE
Warehouse	2,300	495.37
GF Office / Ancillary	1,812	43.3
FF Office	466	43.3
TOTAL	6,264 SQ FT	581.96 SQ M





DISTANCES

M32	2 Miles
M4	6 Miles
Cardiff	45 Miles
Birmingham	95 Miles
London	124 Miles

// LOCATION

The site is located prominently on the established Feeder Road, which accommodates many established industrial and trade occupiers, positioned well within Bristol City Centre. The property is in close proximity to the M32, providing excellent connectivity to the M4/M5 interchange and in turn Birmingham, Wales and London.

The Feeder Road provides a direct link between South / East Bristol and Bristol City Centre. Nearby established occupiers include:

- Screwfix
- Toolstation
- PPG
- Brandon Tool Hire
- Roofbase
- Johnstone's Decorating Centre

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TENURE

The site is available by way of a new FRI Lease on flexible terms.

RENT

Available upon application

RATEABLE VALUE

Valid from April 2023, the units have a Rateable value of £87,500.

EPC

To be assessed.

VAT

All figures quoted are exclusive of VAT which will be charged at the appropriate rate.

PLANNING

We advise all interested parties make their own enquiries with the local council.

SERVICES

We understand that services are provided to the property, including mains water and three phase electricity. Interested parties are advised to make their own enquiries to establish their suitability and capacity.



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// CONTACT

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ANTI-MONEY LAUNDERING REGULATIONS

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder.

In submitting a bid, you agree to provide such information when Heads of Terms are agreed.