

TO LET

34,008 sq. ft.

Unit 4, Vertex Business Park, Bristol BS16 7LB



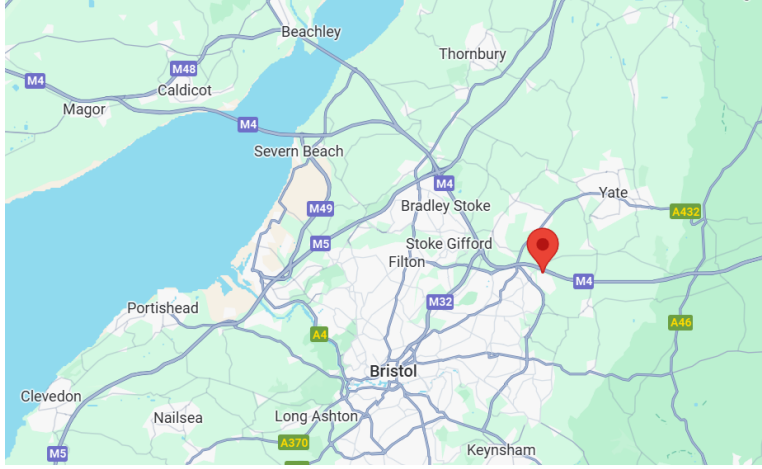
**BNP PARIBAS
REAL ESTATE**



SUMMARY

- ✓ Detached industrial unit
- ✓ Secure yard, 33m deep
- ✓ 3 level access loading doors
- ✓ 8.4m clear internal height
- ✓ Approximately 4 miles from Junction 19 of the M4 motorway
- ✓ Newly constructed in 2019

LOCATION



The property is located approximately 4 miles to the south east of Junction 19 of the M4 motorway, in turn this leads onto the M4/M5 motorway interchange.

Bristol city centre is 8.5 miles from the property.

DESCRIPTION

The building comprises a steel portal frame, with insulated cladding and roof. The roof benefits from 15% warehouse roof lights. Along with photovoltaic panels.

There are three loading doors. A secure yard with a depth of 33 meters, along with dedicated car parking and electric vehicle charging points.

The offices are fitted, with comfort cooling / heating, raised floors and a passenger lift.

The property is set within an estate that has a business park environment, with tree lined boulevards and generous landscaped areas.

SPECIFICATION

- Detached unit
- 8.4m clear internal height
- 3 level access loading doors
- 3 phase electricity
- Secure yard of 33m's and parking area
- LED Lighting
- Shower facilities

PLANNING

We understand the property has planning consent for any use within B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. We however advise all applicants to make their own enquiries with South Gloucestershire Council.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property provides a GIA:

Description	Sq. M	Sq. Ft
FIRST FLOOR	495	5,328
GROUND FLOOR	2,664	28,680
TOTAL	3,159	34,008

RATES

The properties rateable value is £233,000.

LEGAL COSTS

Each party to bear their own costs incurred in this transaction.

EPC

The property has an "A" rating.

VAT

All figures are exclusive of VAT.



TERMS

The property is available by way of a new fully repairing and insuring lease.

The quoting rent is available on application.

CONTACTS

For more information and to arrange a viewing please contact:

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