

UNIT 4 KINGS BUSINESS PARK

FEEDER ROAD, BRISTOL, BS2 0TZ

4
TO LET
UNIT 4
5,817 SQ FT
0840 55 55 96

For Lease
5,817 Sq Ft
540.50 Sq M

 **CUSHMAN &
WAKEFIELD**

// PROPERTY HIGHLIGHTS



6m EAVES HEIGHT



2 STOREY OFFICE SPACE



ELECTRIC ROLLER SHUTTER DOOR



FULLY REFURBISHED



8 ALLOCATED PARKING SPACES



1 KITCHENETTE UNIT



PROMINANCE TO FEEDER ROAD



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// DETAILS



PROPERTY DESCRIPTION

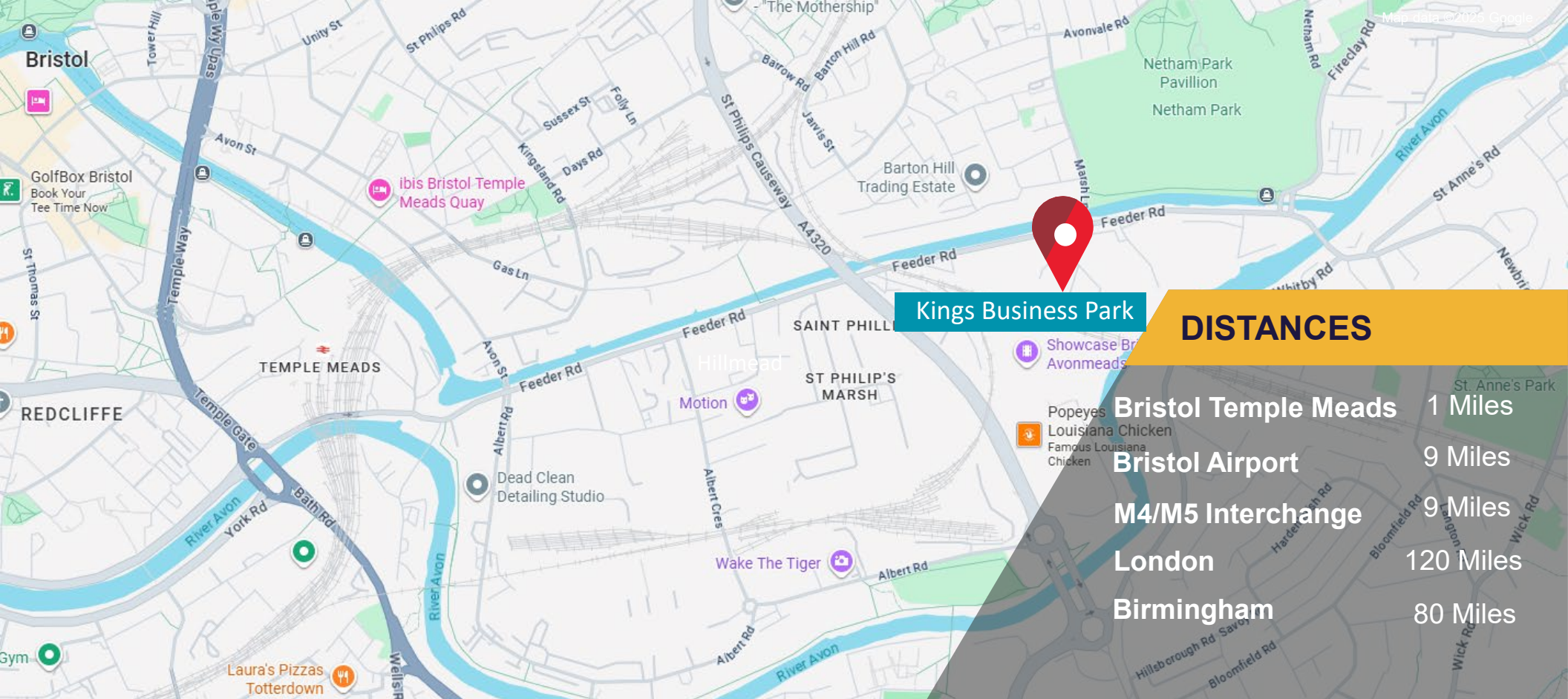
Unit 4 Kings Business Park comprises a fully refurbished mid-terrace industrial/warehouse unit of steel portal frame construction and clad with brickwork and steel sheeting

The warehouse provides clear open-plan accommodation with a minimum internal eaves height of 6m. Loading is via an electric roller shutter door with dedicated access to the front of the unit. The property also benefits from two-storey office accommodation providing modern, refurbished workspace with WC and kitchenette facilities. Externally, there are eight dedicated car parking spaces,

The unit has been fully refurbished and is immediately available for occupation.

ACCOMODATION	SQUARE FEET	SQUARE METRE
Warehouse	4,229	392.91
GF Office / Ancillary	798	74.19
FF Office / Ancillary	790	73.40
TOTAL	5,817 SQ FT	540.50 SQ M





Kings Business Park

DISTANCES

Showcase Br Avonmeads	Bristol Temple Meads	1 Miles
Popeyes Louisiana Chicken	Bristol Airport	9 Miles
Famous Louisiana Chicken	M4/M5 Interchange	9 Miles
	London	120 Miles
	Birmingham	80 Miles

// LOCATION

The Property is located within Kings Business, a well-established industrial location directly off Feeder Road Park within St Phillips just east of Bristol City Centre. The Property benefits from excellent access onto the A4320, J3 M32 and the A4 Bath Road which provides easy access to the M4 and city centre. The property is also located within a mile of Bristol's largest railway station, Bristol Temple Meads.

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TENURE

The unit is available by way of a new FRI Lease.

RENT

Available upon application

RATEABLE VALUE

Valid from April 2023, the unit has a rateable value of £40,000

EPC

TBD

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, gas and three phase electricity. Interested parties are advised to make their own enquiries to establish their suitability and capacity.



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// CONTACT

HENRY DE TEISSIER

Partner

07860 821 345

henry.deteissier@cushwake.com

LUKE WHITMARSH

Surveyor

07350 436 876

luke.whitmarsh@cushwake.com

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.