



Units 1 -2

Fernhurst Road, Bristol, BS5 7XN

**Self Contained, Securely
Gated Warehouse
Undergoing Comprehensive
Refurbishment**

10,856 sq ft
(1,008.56 sq m)

- Undergoing Extensive Refurbishments
- Site Area of 0.805 Acres
- Secure Gated Yard
- Minimum Eaves Height of 5.7 Metres

Summary

Available Size	10,856 sq ft
Rates Payable	£32,768 per annum Current rateable value (1 April 2023 to present)
Rateable Value	£64,000
Service Charge	N/A
BER Rating	D (91)

Location

The property is located off Fernhurst Road, less than 1 mile south of the A432 and North of the A420, which provides easy access into Bristol City Centre. The M32 Motorway connects to the M4 J19 providing access to London and other regional cities including Swindon, Reading and Cardiff.

Description

The unit comprises a self-contained, securely gated site comprising 0.805 acres. The property will benefit from an extensive refurbishment of the office accommodation and warehouse. The unit benefits from two full-height roller shutter doors (4.593m(H) x 3.963m(W)) and a mezzanine above the office accommodation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 1&2	9,665	897.91
Unit - Office	1,191	110.65
Total	10,856	1,008.56

Viewings

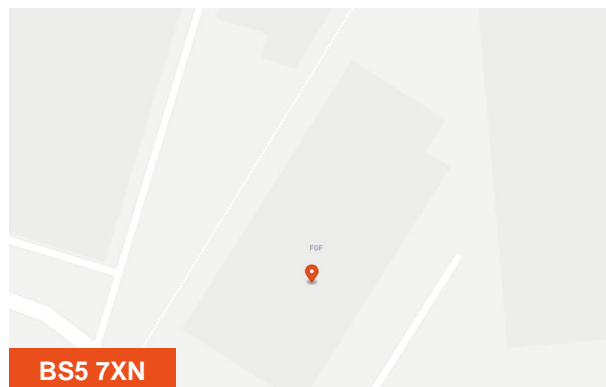
To arrange a viewing, please contact Hartnell Taylor Cook

Use

The unit is suitable for E(g)(iii) light industrial and B8.

Legal Costs

Each party is to bear their own costs.



Viewing & Further Information

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