



**CRIBBS  
CAUSEWAY  
CENTRE BRISTOL  
BS10 7TT**



**alder king**  
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**TO LET**  
Modern Industrial / Warehouse Units  
12,566 sq ft to 25,974 sq ft (0.967 sq m to 2,413 sq m)

**JCRussell**  
0117 297 332 007



## **TO LET UNITS 7&8**

Two Prominent Distribution/Office Buildings  
Available as a whole or individually

**12,566 – 25,974 sq ft**



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Units 7&8 enjoy excellent access being situated close to Junction 17 of the M5 with the M4/M5 intersection at Almondsbury some 4 miles to the North.



**LOCATION**

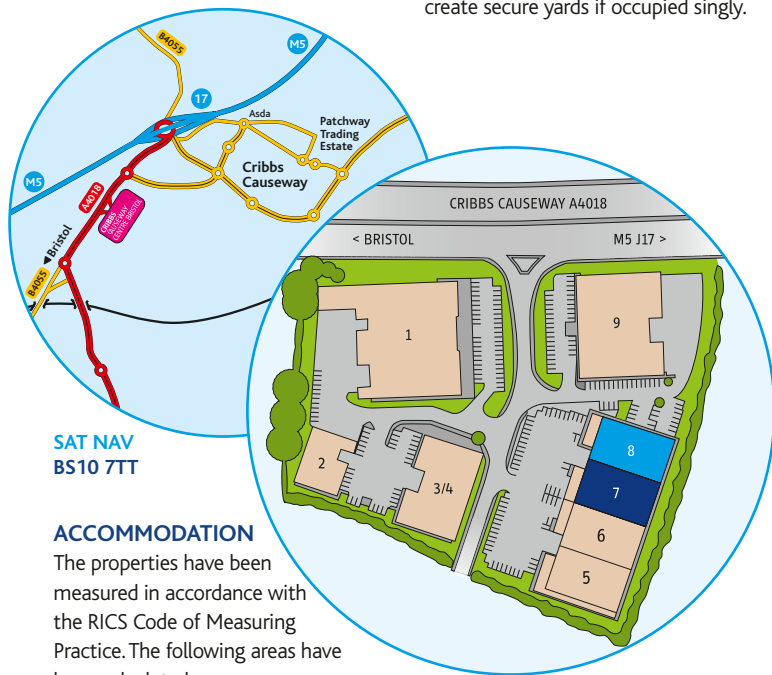
The units are situated within 1 mile of Junction 17 of the M5 with the M4/M5 intersection at Almondsbury 4 miles to the North. Bristol City Centre is approximately 6 miles to the south.

**DESCRIPTION**

The properties are located close to the entrance to the scheme and comprise adjoining end and mid-terrace buildings which were previously in single occupation.

The buildings each incorporate the following features:

- Steel portal frame construction
- Brick/clad elevations
- 10% roof lights
- Integral office content
- 6.4m to eaves
- 37.5 kn/sq m floor loading
- Surface level loading doors
- Potential (subject to planning) to create secure yards if occupied singly.



SAT NAV  
BS10 7TT

**ACCOMMODATION**

The properties have been measured in accordance with the RICS Code of Measuring Practice. The following areas have been calculated:-

Unit 7	12,566 sq ft	1,167 sq m
Unit 8	12,608 sq ft	1,171 sq m
Canopy (7&8)	800 sq ft	74 sq m
<b>Total</b>	<b>25,974 sq ft</b>	<b>2,413 sq m</b>

All measurements are approximate gross internal areas.

**SERVICES**

It is our understanding that mains services including water, drainage and three phase electricity supply are connected to the properties. Interested parties will need to satisfy themselves in this regard.

**TERMS**

The properties are available by way of new full repairing and insuring leases for a term of years to be agreed to incorporate five yearly upward only rent reviews.

**RENT**

Upon application.

**RATES**

The buildings currently have a single assessment which will need to be reassessed.

**PLANNING**

The properties are suitable for B8 (storage and distribution) uses under the Town & Country Planning (Use Classes) Order 1987.

**SUBJECT TO CONTRACT**

All figures quoted are exclusive of VAT (if applicable).

**LEGAL COSTS**

Each party is to be responsible for their own legal costs.

**VAT**

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

**RICS CODE OF PRACTICE FOR COMMERCIAL LEASES**

Please see <http://www.alderking.com/services/agency>

**EPC**

Rated C (73) and C (67) respectively.

For further information please contact the joint sole agents.



Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. RPC/AK/Hollister HD2326 08/2019. \* Library pictures.