IO CENTRE
CABOT PARK
BRISTOL BS11 0QL • J18 M5

UNIT 6 IO CENTRE

INDUSTRIAL / DISTRIBUTION UNIT WITH LARGE SELF CONTAINED YARD & OFFICES

11,166 SQ FT

TO BE REFURBISHED



LOCATION

The IO Centre is located on the established Cabot Park development in Avonmouth.

Access to the property is via St Andrews Road (A403) which in turn provides access to the motorway network via junction 18 of the M5 to the south and Junction 22 of the M4/M49 to the north.

Bristol City centre is approximately 7 miles to the southeast.

M4	Bristol	M5/M49	J1 M49
8.5 miles north	7 miles	4 miles	4.5 miles north





DESCRIPTION

The property comprises a semi-detached warehouse with large secure yard and integrated offices at ground and first floor. The building is of steel portal frame construction with brick/block and clad elevations beneath an insulated roof incorporating approx. 10% roof-lights.

The floor is of concrete construction with an internal height of 6m to the haunch and 7m to eaves. Access is via 2 loading doors.

- 2 roller shutter doors
- Eaves height 7m
- On-site parking
- Large secure yard
- 2 storey offices
- Kitchenette

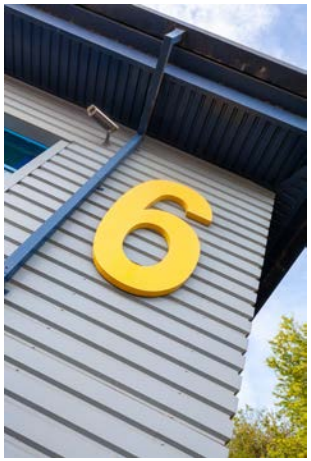




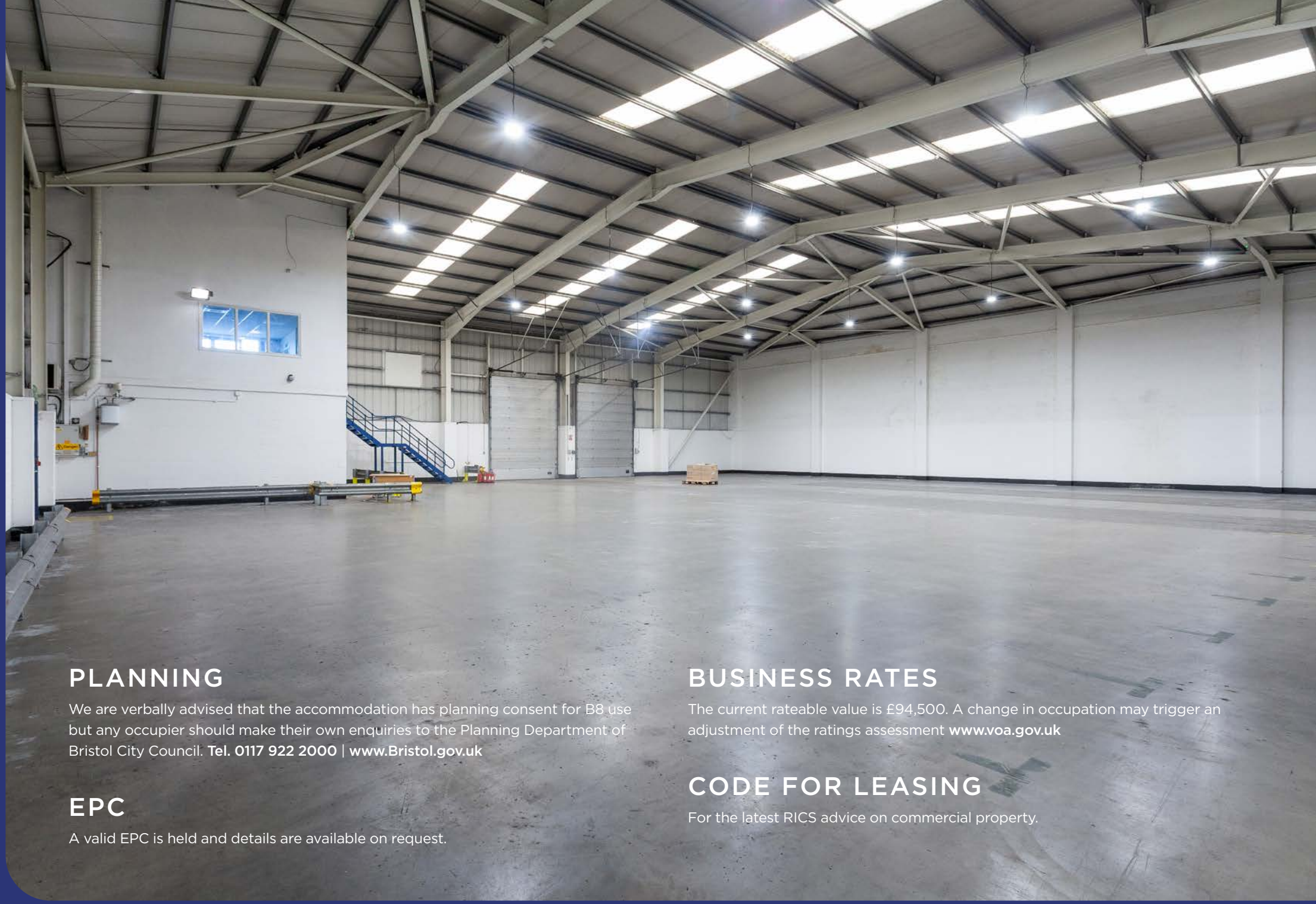
UNIT 6	SQ FT	SQ M
Warehouse & Ground Floor Office	10,576	983
First Floor Office	590	55
TOTAL	11,166	1,038











PLANNING

We are verbally advised that the accommodation has planning consent for B8 use but any occupier should make their own enquiries to the Planning Department of Bristol City Council. **Tel. 0117 922 2000** | **www.Bristol.gov.uk**

EPC

A valid EPC is held and details are available on request.

BUSINESS RATES

The current rateable value is £94,500. A change in occupation may trigger an adjustment of the ratings assessment **www.voa.gov.uk**

CODE FOR LEASING

For the latest RICS advice on commercial property.

SERVICES

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

LEASE

The property is available on a new full repairing lease for a term of years to be agreed.

The lease will incorporate five yearly upward only rent reviews.

RENT

The property is available at an initial rent of £12.75 per sq ft per annum excl.

LEGAL COSTS

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

REFERENCES / RENTAL DEPOSITS

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

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

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



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VIEWING ARRANGEMENTS

For further information or to arrange an inspection, please contact the agents:

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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. KF/AK Hollister HD2687 09/26