



Industrial

UNIT 4 | WHITEHALL TRADING ESTATE

Gerrish Avenue, Bristol, BS5 9DF



UNIT 4 | 4,395 SQ FT

Industrial

An end of terrace unit benefitting from demised parking and dedicated loading. The unit incorporates ground floor reception and first floor office space, and is in a well placed, strategic location. The space is very versatile and suits a number of uses including as a starter unit, for storage or as a trade counter.

Lease Type

New



Unit Summary

- Car Parking
- LED Lighting
- 24 Hour Access
- Dedicated Car Parking
- Premier Industrial Location
- Roller Shutter Door

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£60,000.00	£13.65
Rates	£15,219.50	£3.46
Maintenance Charge	£5,713.50	£1.30
Insurance	£879.00	£0.20
Total Cost	£81,812.00	£18.61

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

For more info please visit: unit.info/U4P0200076

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Location

Established industrial estate, situated off Gerrish Avenue, between B4465 Easton Road and A420 Church Road. Access to Bristol City Centre via A420, and Junction 3 of the M32 motorway via A420 and A4320



Road
M32: < 1 mile



Airport
Bristol: 11 miles



Rail
Lawrence Hill: < 1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (68)

Key Contact



Lauren Willingham

Customer Engagement Manager

"Lauren is a Customer Engagement Manager based in the South."



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