

FOR LEASE

Land at Block 5

Cater Business Park
Bishopsworth
Bristol, BS13 7UH



EXTERNAL STORAGE / YARD / PARKING Up to 1.31 acres (0.53 ha)

- + Large yard with gated entrance on to Cater Road.
- + Secure site, with a mix of perimeter fencing.
- + Hard surface throughout, predominantly tarmacadam.
- + Services connections can be made available, subject to terms.
- + Within large well-established trading estate in South Bristol.
- + Excellent access to A4174 Hengrove Way (Avon Ring Road) and the South Bristol Link Road.
- + Good access to Bristol City Centre and Bristol International Airport.



CONTACT US

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www.cbre.co.uk/properties

CBRE

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PROPERTY OVERVIEW

DESCRIPTION

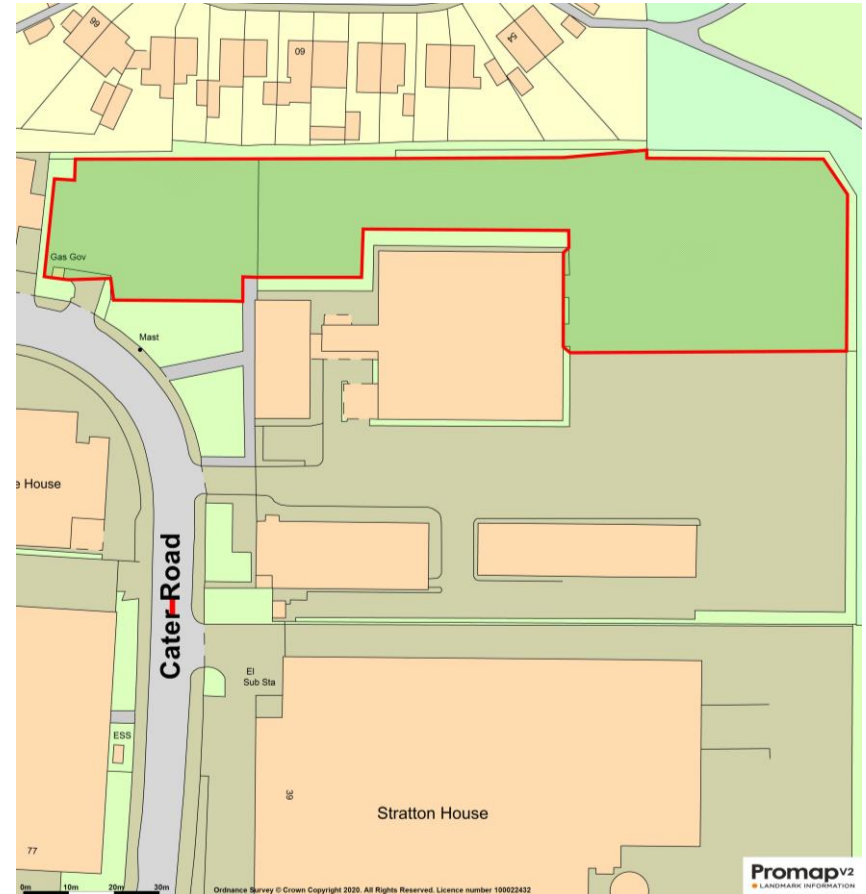
- + Large yard with gated entrance on to Cater Road.
- + Secure site, with a mix of perimeter fencing.
- + Hard surface throughout, predominantly tarmacadam.
- + Surface water drainage.
- + Services connections can be made available, subject to terms.

ACCOMMODATION

The property has been measured using Promap Mapping Services, and comprises a site area of approximately 1.31 acres (0.53 ha).

SERVICES

We understand that mains services are provided to the main building adjacent to the property, including water, drainage, gas, and electricity. Services connections can be made available, subject to terms.



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FURTHER INFORMATION

PLANNING

The property has previously been used as part of a telecommunications depot, and more latterly a car storage facility. It is anticipated to be suitable for Class B1(c) Light Industrial, Class B2 General Industrial and Class B8 Storage & Distribution purposes, subject to any necessary consents. Interested parties are advised to make their own enquiries with the local planning authority.

RATEABLE VALUE

The property has not been separately assessed within the Valuation List 2017.

ESTATE SERVICE CHARGE

An Estate Service Charge may become payable if appropriate, towards the management and maintenance of the common parts of the estate.



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TENURE

The property is available by way of a new Full Repairing and Insuring (FRI) lease, for a term of years to be agreed, subject to status. The lease will be excluded from the Security of Tenure provisions (s.24-28) of the Landlord & Tenant Act 1954.

RENT

Upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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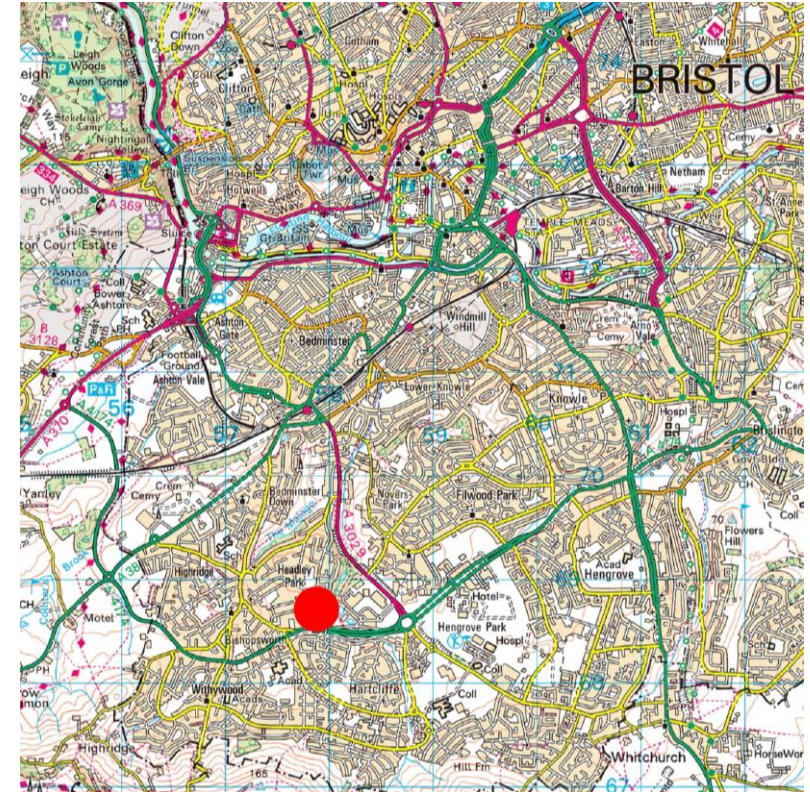
LOCATION BS13 7UH

SITUATION

- + Within large well-established trading estate in South Bristol.
- + Excellent access to A4174 Hengrove Way (Avon Ring Road) and the South Bristol Link Road.
- + Good access to Bristol City Centre and Bristol International Airport.
- + Nearby occupiers include BT, Selco Builders Warehouse, Benchmarx, Howdens Joinery, Lidl, and Home Bargains.

TRAVEL DISTANCES

- + Bristol City Centre – 4.00 mile (6.40 km)
- + Junction 3 of the M32 motorway – 4.50 miles (7.20 km)
- + Bristol International Airport – 7.90 miles (12.70 km)
- + Junction 18 of the M5 motorway – 9.10 miles (14.70 km)
- + Junction 19 of the M4 motorway – 9.40 miles (15.20 km)
- + Junction 21 of the M5 motorway – 17.40 miles (28.10 km)



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