



TO LET

Industrial / Distribution Unit Bristol, Cater Road

BS13 7TW 

UNIT 1 CATER ROAD, BISHOPSWORTH, BRISTOL BS13 7TW

55,677 sq ft (5,172.35 sq m)

- Ancillary offices
- Dock level loading
- 9 electrically operated roller shutter doors
- Separate yard areas



DESCRIPTION

The property comprises a double bay, portal frame warehouse with two storey ancillary offices. The main warehouse has dock level loading to the front and rear with 5 electrically operated roller shutter doors in the front, and 4 in the rear elevation. The accommodation includes offices, canteen, male and female toilets and changing rooms. The warehouse has a clear internal eaves height of approximately 5.2 metres and full height blockwork elevations. Internally the warehouse area has lighting, heating and an alarm system. Externally the unit has separate yard areas to the front and rear of the building.

ACCOMMODATION

Description	Sq ft	Sq m
Front loading bay	2,125	197.41
Main Warehouse	30,608	2,843.48
Rear Warehouse	6,531	606.72
Warehouse Offices	910	84.53
Link Office	1,607	149.29
Ground Floor Office	6,948	645.46
First Floor Office	6,948	645.46
TOTAL	55,677	5,172.35



SITUATION

Cater Road is situated in Bishopsworth, approximately 4 miles to the South of Bristol City Centre. Access to the national motorway network is at junction 18 of the M5 approximately 10 miles to the North, which provides access to the M49 to South Wales and the M4/M5 interchange 4 miles to the North or junction 3 of the M32, 6 miles to the North East. Cater Road is accessed via Hengrove Way off the A4174 Bristol Ring Road.



TENURE

The property is held on a full repairing and insuring lease for a term of 54 years from 1st May 1983 to 30th April 2037 with 5 yearly upward only rent reviews. The passing rent is £142,500 per annum exclusive (£2.55 per sq ft). The property is available by way of an assignment or sub-letting.

VAT

All figures are quoted exclusive of VAT.

RATES

Rateable Value: £126,000.00

Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

EPC

A full EPC is available on request.



VIEWING

Strictly through the joint sole agents:

Colliers International
Bristol office
Tim.Davies@colliers.com
0117 917 2048

Hartnell Taylor Cook
james.morgan@htc.uk.com
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Energy Performance Certificate

Non-Domestic Building



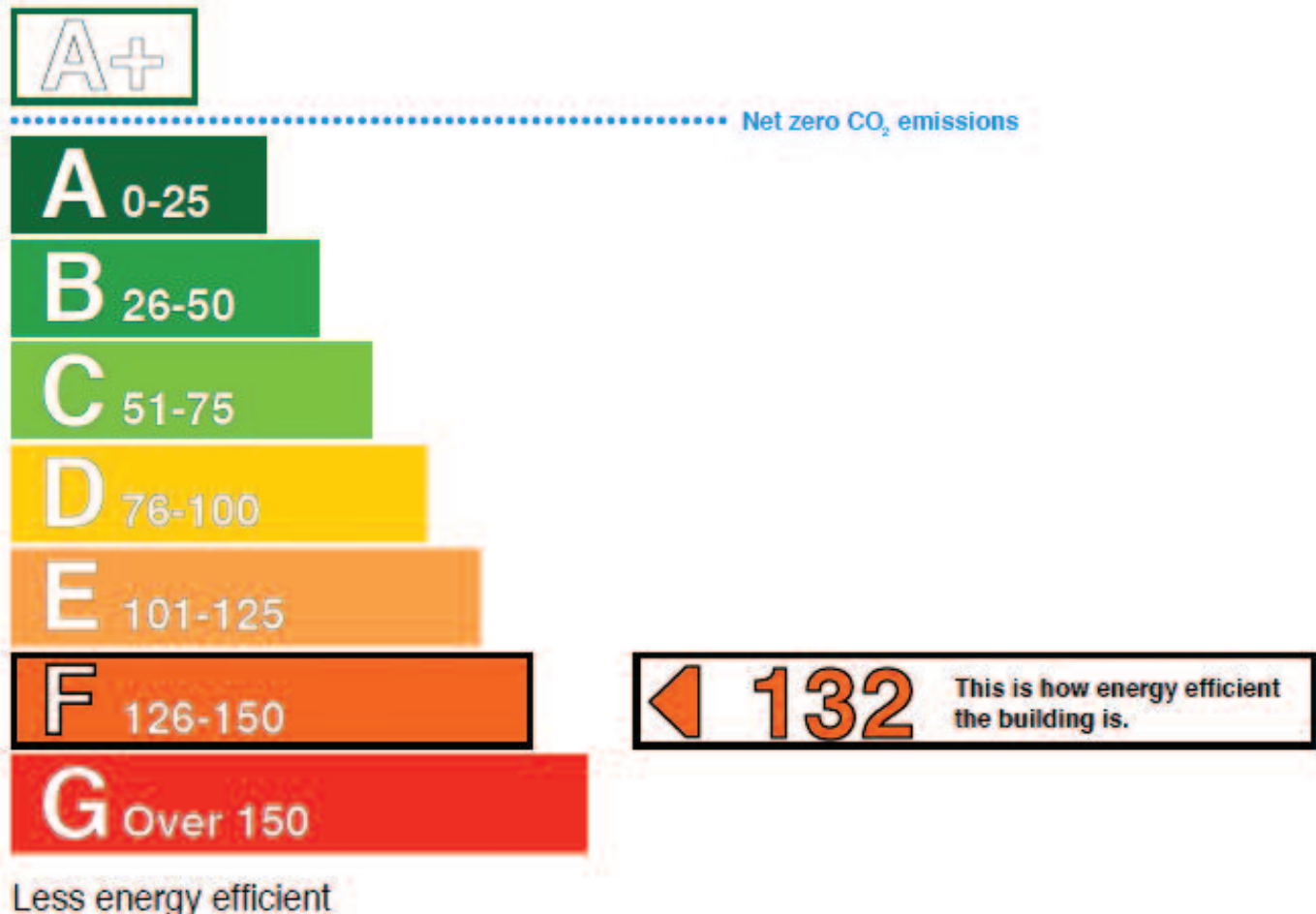
1, Cater Road
BRISTOL
BS13 7TW

Certificate Reference Number:
0060-0339-8909-0177-7006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	5204
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	85.71

Benchmarks

Buildings similar to this one could have ratings as follows:

39	If newly built
82	If typical of the existing stock