

**UP TO
12 MONTHS
RENT FREE**

BRISTOL BS13 7TW

1 Cater Road, Bishopsworth



Location

The property is located on Cater Road, 0.8 of a mile from the A4174 Hartcliffe Way, part of the southern ring road and approximately 1 mile from A38 Bridgewater Road.

Description

The property comprises a portal frame warehouse with brick/block walls and office accommodation.

The main warehouse area has front and rear loading via separate yards with five electronically operated roller shutter doors to the front yard and four to the rear yard. Linked to the warehouse at the front of the property is a two storey office block.

The minimum clear eaves height to the main warehouse is 5.2 m and maximum is 8.2 m.

There is parking for at least 45 cars and 10 trailers with additional space for vehicle storage.

Rating

We are verbally informed by the Local Authority that the 2010 Rateable Value for the premises is £126,000, the UBR for 2010/2011 being 41.4p.

Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Loading Bay	239.74	2,580
Warehouse	2,894.04	31,152
Rear Warehouse/Display Area	552.45	5,946
Warehouse/Office Link	108.00	1,162
Main Office - Ground Floor	639.86	6,887
Main Office - First Floor	639.86	6,887
Warehouse Offices - First Floor	85.50	920
Total Accommodation	5,159.45	55,534
Total Site Area	1.04 Hectares	2.58 Acres

Note: The above areas have been calculated on an approximate gross external basis and must be verified by the ingoing tenant.

Terms

The property is held on a full repairing and insuring 54 year lease from 1 May 1983 to 30 April 2037, with a 5 yearly rent review pattern. The passing rent is £142,500 per annum exclusive (£2.56 per sq ft). The property is available by way of assignment or sub-letting for a shorter term.

Incentives

An incentive of up to 12 months rent free is available subject to covenant status and length of lease taken.

VAT

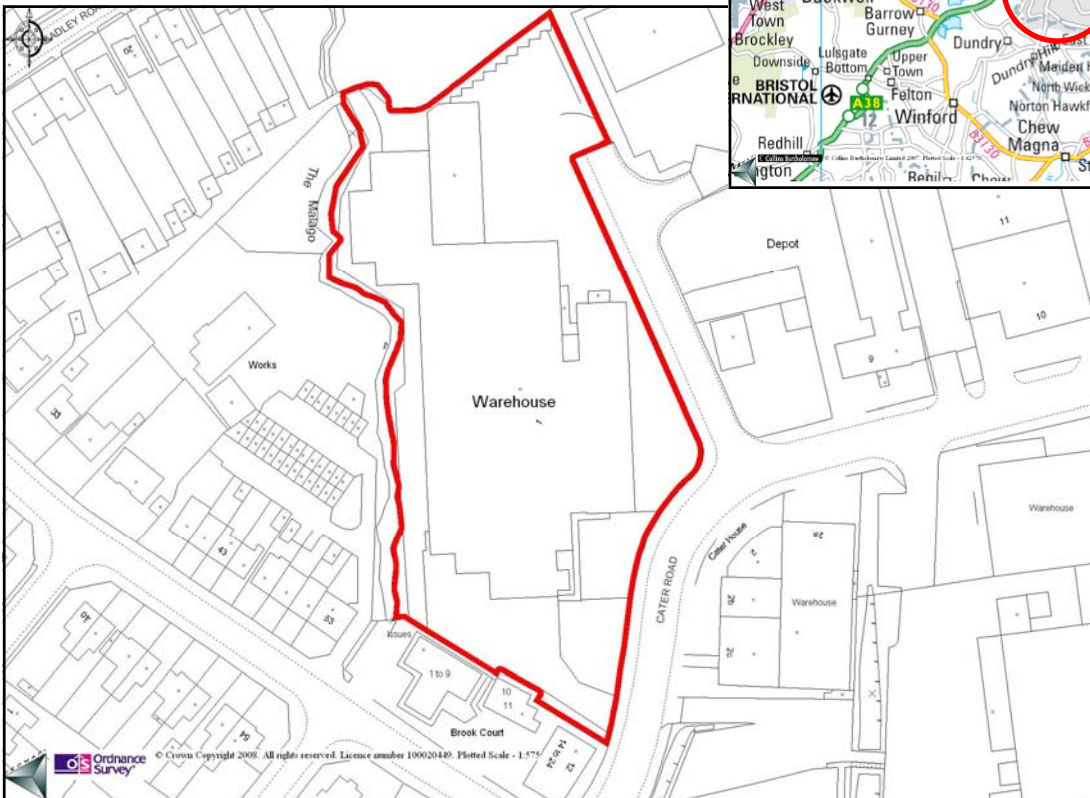
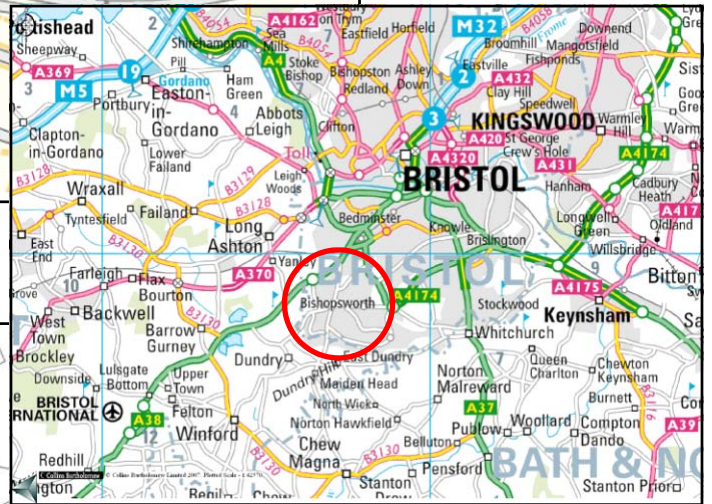
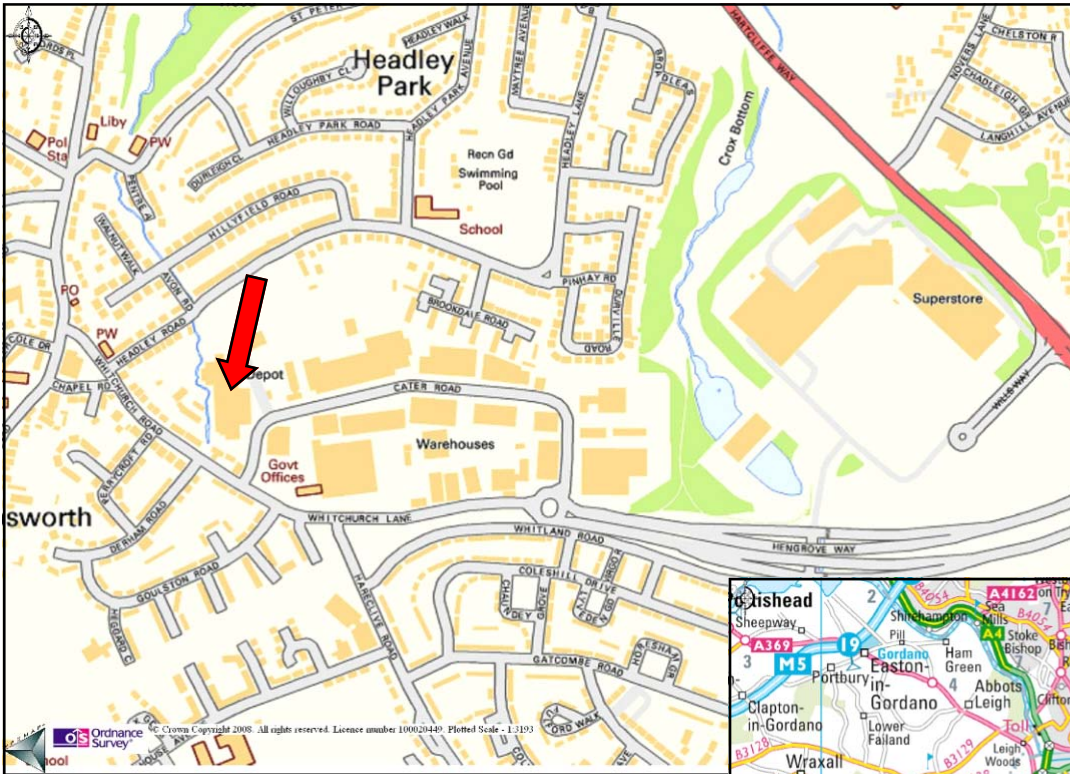
All figures quoted are exclusive of Value Added Tax which may be charged at the prevailing rate.

Viewing

Strictly by appointment through sole agents.

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