

RAPLEYS

TO LET Warehouse

Narrowways Road, Bristol BS2 9XB

rapleys.com
0370 777 6292

CONTACT **Richard Curry**
07876 747146 | richard.curry@rapleys.com



- Centrally located warehouse
- Located in a residential area
- Only 0.6 mile from the M32
- Accessed via two sliding doors and a dock level docked door
- Fenced yard
- Competitive rent

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Location

The premises are located approximately 1.7 miles from Bristol city centre. The property benefits from easy access to the M32, which connects to the M4 at J19 and runs east to west from London to South Wales.

The property is near an **Ikea** superstore as well as a range of trade occupiers including **Halfords** and **Jewson**.

Description

The property offers a large warehouse with office space. The warehouse space is split into two distinct areas with a floor to ceiling brick wall separating the spaces. The office accommodation provides ground and first floor offices with WCs and a kitchenette area.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Warehouse	1,756	18,903
Offices	201	2,167
Total	1,957	21,070

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.

Terms

Short term lease available.

Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).



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Energy Performance

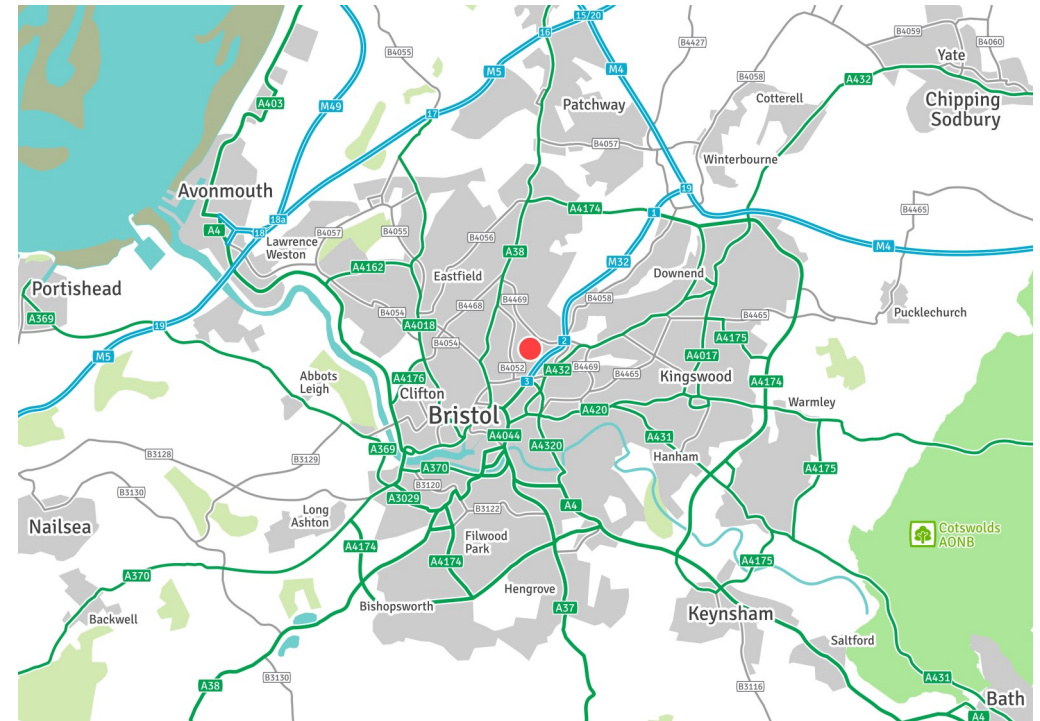
Energy Performance Asset Rating: TBC.

VAT

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

Viewing

Strictly by appointment with the sole agents.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

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