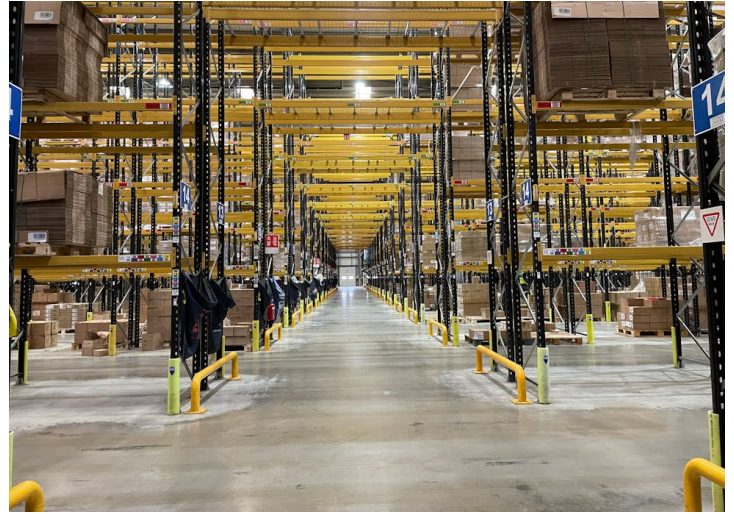
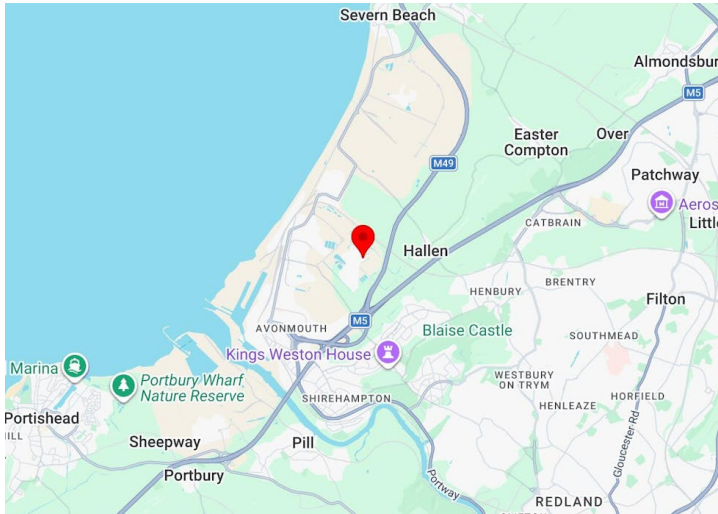




Poplar Way East, Cabot Park, Bristol, BS11 0YH

DETACHED WAREHOUSE ON ESTABLISHED DISTRIBUTION PARK

- 12m eaves
- Available fully or partially racked
- Excellent access to the M5 J.18
- Gatehouse
- 16 dock doors
- Large yard
- Office & Welfare Facilities
- 30 HGV Spaces



Summary

Available Size	174,636 sq ft / 16,224.22 sq m
Rent	Rent on application
Rates Payable	£3.60 per sq ft
Estate Charge	N/A
EPC	B

Description

The property comprises a detached steel portal frame warehouse built in 2008 which sits on a self contained site of 7.86 acres. The warehouse has a concrete floor, LED lighting, 12m eaves height, 16 dock level doors and 1 ground level loading door.

There is ancillary office & welfare space, including a canteen. There is a separate 2 storey gatehouse at the entrance to the site which has its own office & welfare space.

Externally, there is a large secure yard with parking for 30 HGVs and 98 cars.

The property benefits from all mains services including gas, 3 phase power and water.

Location

The property forms part of Cabot Park, which is situated approximately 2 miles north of the M5 motorway (Junction 18/18a) and approximately 9.5 miles south west of the M4 motorway (Junction 22). Cabot Park is recognised as a multi-modal Class E, B2 and B8 Distribution Park, extending to 370 acres (150 hectares). The Park is home to major occupiers including Culina, Amazon, John Lewis and DSV.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	151,544	14,078.90	Available
Ground - Office/Welfare	6,763	628.30	Available
1st - Office/Welfare	6,738	625.98	Available
2nd - Office/Welfare	3,029	281.40	Available
Unit - Gatehouse	883	82.03	Available
Mezzanine - Mezz	5,677	527.41	Available
Total	174,634	16,224.02	

Viewings

For further information or to arrange an inspection, please contact the agents.

Terms

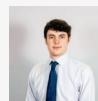
The property is available by way of a sublease or assignment of the existing lease which expires in March 2027. Alternatively, a new lease is available from the landlord, subject to agreement of terms.



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