

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

On behalf of R Coad and S Talby Administrators of
Oak Flooring Supplies Limited.

PACT
property & assets



For Sale

£790,000

Unit 2, Warmley Business Park, Crown Way, Warmley,
Bristol, Gloucestershire, BS30 8FR

8,207 Sq Ft
(762.9 Sq M)

Summary

- Modern light industrial unit for sale
- Total: Approx. 8,207 sq ft (762.9 sq m)
- High specification mezzanine on the first and second floors
- Other occupiers in the vicinity include Bristol Funeralcare, Gloden, Verde and Screwfix
- Up and over electric loading door
- High eaves height of approx. 8m
- Immediately available

Location:

The property is located in Warmley in South Gloucestershire approx. 7.6 miles east from Bristol and 9.3 miles west from Bath. The town is connected via the A420 which links onto the Avon Ring Road to the west of the town. The town is served by six bus routes, three of which run to Bristol City Centre, Bath and Cribbs Causeway.

Warmly Business Park itself consists of a newly developed modern business park with other occupiers including Bristol Funeralcare, Gloden, 26 Creative Print, Barretine Group, Verde and Screwfix taking accommodation at the estate.

Description:

The property consists of a modern light industrial and steel clad warehouse / showroom premises with a high eaves high of approx. 8m and additional mezzanine floor over two levels. The property benefits from 5 allocated parking spaces (x2 disabled), central heating in the office/showroom and alarmed throughout.

The property also benefits from an electric up-and-over 3.48 m x 4.03 m loading door, office / staff facilities and open showroom over the mezzanine floor built to high specification.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) based on GIA.

	sq m	sq ft
Warehouse (GF)	332.6	3,579
Offices	85.5	920
Mezzanine (1 st Fr)	160.0	1,720
Mezzanine (2 nd Fr)	184.8	1,988
Total	762.9	8,207

Service charge:

Please contact agents for further details.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

B (36)

When constructed in 2019 by developer, Chancerygate, they employed the latest environmentally friendly technology with the unit benefitting from the following initiatives:

- Low air permeability design
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials.

Planning:

The property benefits from E, B2 and B8 Use Classes.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £44,750.00. Therefore making the approximate Rates Payable £22,330.25 per annum for 2022/23.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available freehold.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

The property has been elected for VAT and therefore VAT will be charged on the price.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

CONTACT THE AGENT

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