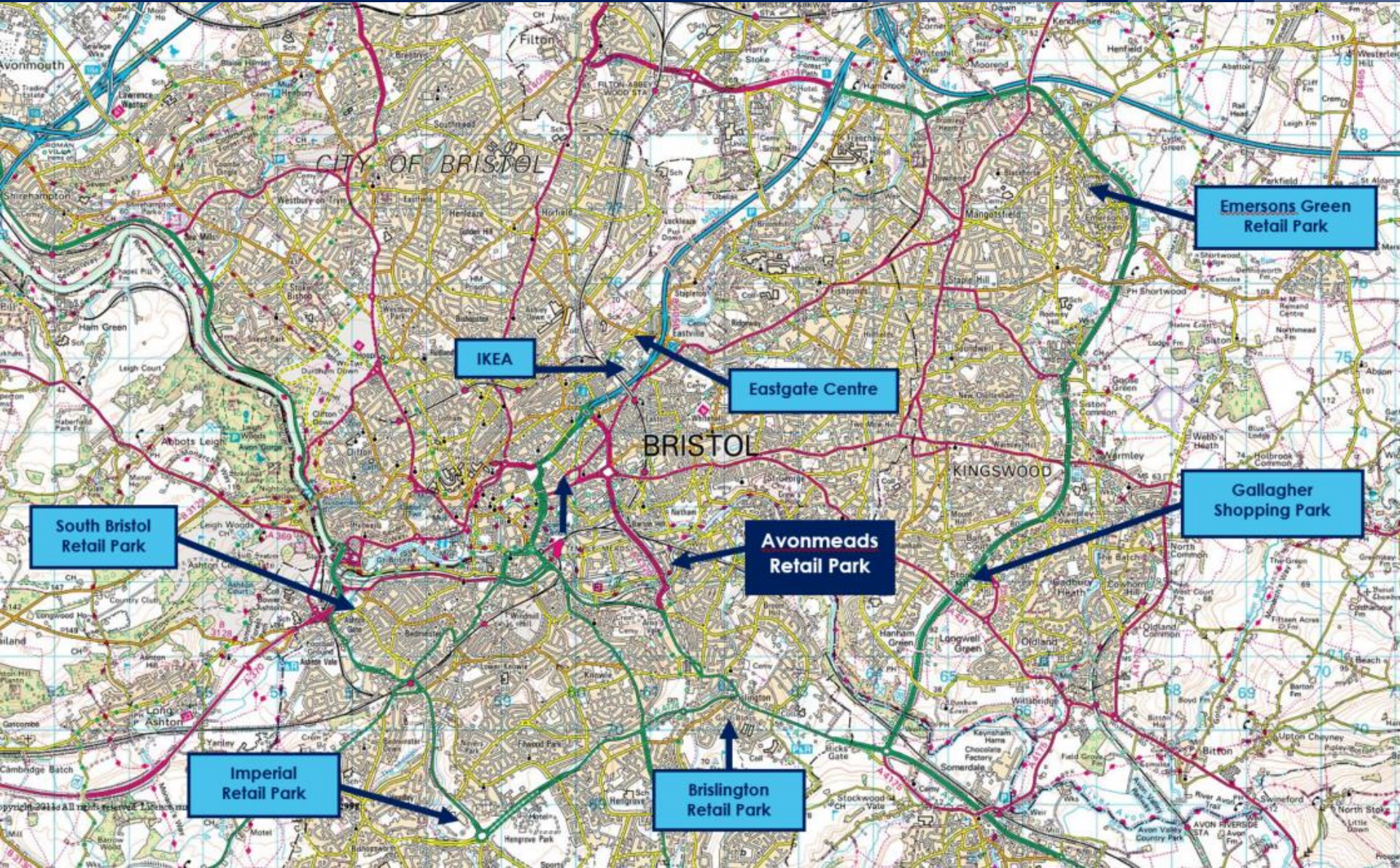


**To Let**  
**1,378 sq ft**



- 1,378 sq ft retail warehouse unit
- Available by way of assignment or subletting





Available  
1,378 sq ft

**Location**

Approximately 3 miles south east of the city centre, off the A4320 St Philips Causeway.

**Description**

A 117,000 sq ft scheme, with a wide range of strong retail occupiers including M&S Foodhall, The Range, B&M, Currys PC World, Boots, etc.

**Size/Availability**

1,378 sq ft ground floor GIA. Available by way of an assignment or a sublease on flexible terms.

**Lease Terms**

An FRI lease expiring on 24 October 2021. The current rent passing is £49,640 per annum.

**Condition**

Carphone Warehouse will remove their signage and loose fixtures and fittings. The existing M&E, flooring, ceiling grids, etc will be left in situ.

**Planning Consent**

Open A1 non food.

Misrepresentation Act 1967: Avison Young for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: (i) the details contained within these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to each of them (iii) no person in the employment of Avison Young or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT.

Partnership. Performance.

**Rates Payable**

£20,131 per annum. NB: No rates are payable until 1 April 2021.

**Service Charge**

£2,258 per annum.

**Inspections/Further Enquiries**

All inspections/further enquiries are to be arranged through Avison Young.

**Contact****James Potter**

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