

BRISTOL

Muller Road
BS7 9NU



Store Size
41,275 sq ft
(3,835 sq m)

TO LET



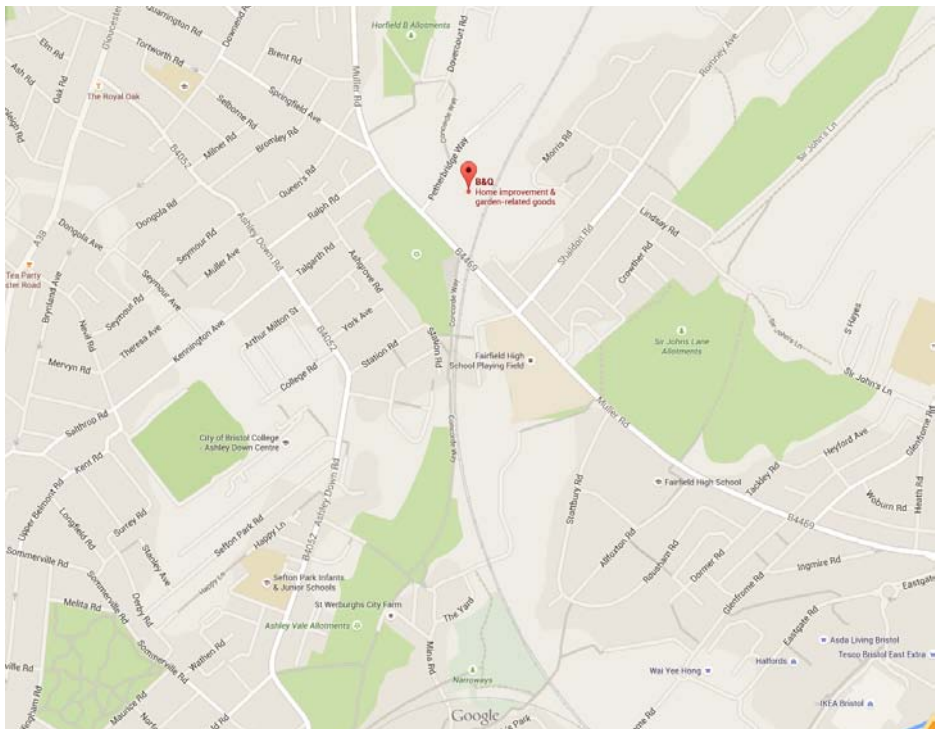

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Map data ©2015 Google



TO LET

Energy Performance Certificate																	
Non-Domestic Building																	
B & Q Pic Muller Road Horfield BRISTOL BS7 9NU	Certificate Reference Number: 0970-2929-0380-1070-2014																
<p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.</p>																	
Energy Performance Asset Rating																	
More energy efficient																	
<table border="1"> <tr> <td>A+</td> <td>0-10</td> </tr> <tr> <td>A</td> <td>11-25</td> </tr> <tr> <td>B</td> <td>26-39</td> </tr> <tr> <td>C</td> <td>41-54</td> </tr> <tr> <td>D</td> <td>55-70</td> </tr> <tr> <td>E</td> <td>71-100</td> </tr> <tr> <td>F</td> <td>101-150</td> </tr> <tr> <td>G</td> <td>Over 150</td> </tr> </table>		A+	0-10	A	11-25	B	26-39	C	41-54	D	55-70	E	71-100	F	101-150	G	Over 150
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<p>Net zero CO₂ emissions</p>																	
<p>54 This is how energy efficient the building is.</p>																	
Less energy efficient																	
Technical information	Benchmarks																
Main heating fuel: Natural Gas	Buildings similar to this one could have ratings as follows:																
Building environment: Heating and Natural Ventilation	530 If newly built																
Total useful floor area (m ²): 3163	430 If typical of the existing stock																
Building complexity (NDS level): 3																	
Building emission rate (kgCO ₂ /m ²): 100.53																	

Demographics

- District population 621,184
- Households within a 20min drive-time catchment 255,275 (source census 2011)

Car parking

- 189 spaces

Accommodation

- 41,275 sq ft plus 12,000 garden centre

Terms

- Available on request

Planning

- Non food retail
- Potentially suitable for a range of other uses subject to planning



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