

BRISTOL  
**LIBERTY**  
INDUSTRIAL PARK BS3 2SU

**UNIT  
13**

**FULLY REFURBISHED - NEW ROOF & SOLAR PV PANELS**

**SERVING SOUTH/CENTRAL BRISTOL & BRISTOL AIRPORT**

**TO LET MID TERRACED UNIT 11,948 SQ FT (1,110 SQ M)**





# UNIT 13

MID TERRACE UNIT SUITABLE  
FOR TRADE, DISTRIBUTION  
AND LIGHT INDUSTRIAL USES

**NOW FULLY REFURBISHED  
TO INCLUDE A NEW ROOF**

- An established Trade / Distribution / Light Industrial location
- Easy access to the South Bristol Link Road
- Half a mile from Winterstoke Road, Bedminster and South Bristol Ring Road
- Easy access to the A370, A4 Portway and A38 Airport Road

Toolstation

Ashton Gate  
Stadium

Halfords  
Currys & B&M

Sainsbury's Petrol  
Filling Station

Bristol  
City Centre

Jewsons

Big Yellow  
Self Storage

UNIT  
13

Bailey of Bristol  
Caravans

Parson Street  
Railway Station

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## ON-SITE OCCUPIERS

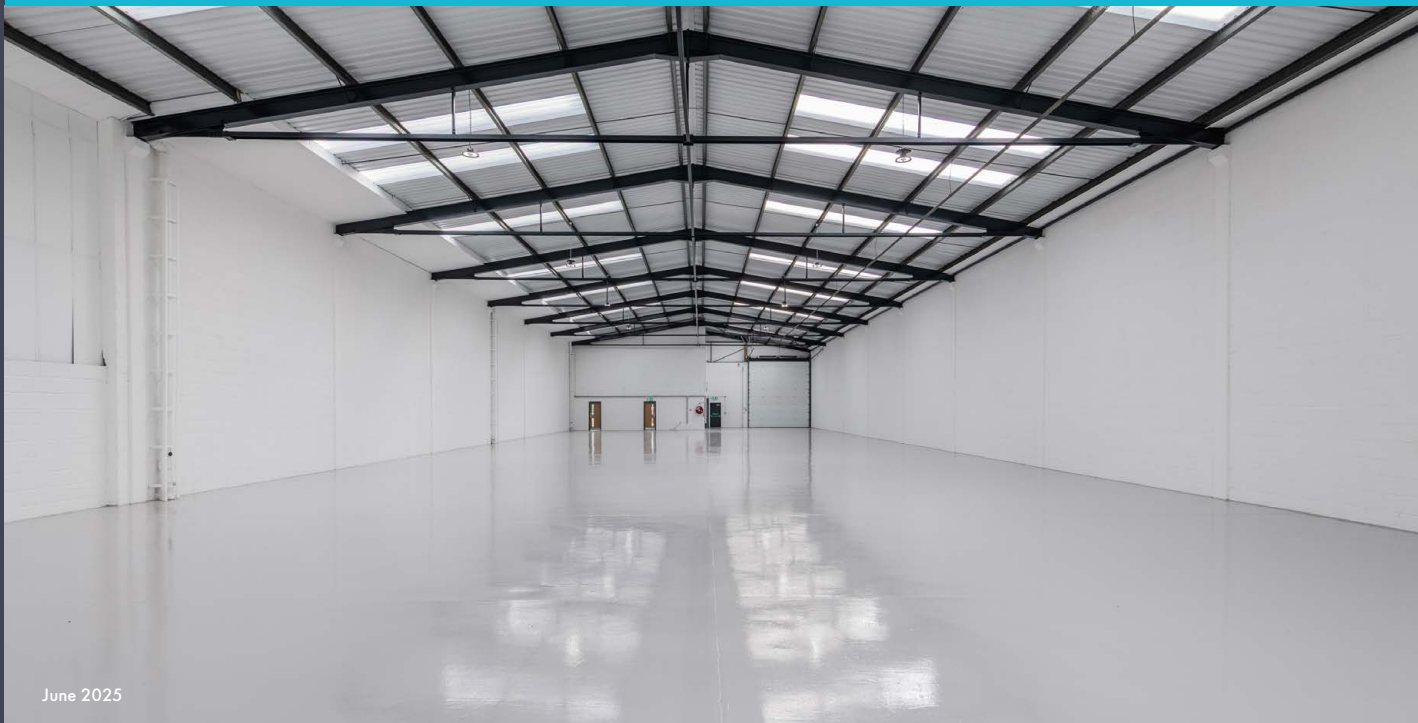
- |                                     |                                 |
|-------------------------------------|---------------------------------|
| ■ Architectural Aluminium and Glass | ■ PADI EMEA Ltd                 |
| ■ Artworks Solutions Ltd            | ■ Philpott & Cowlin             |
| ■ dnata                             | ■ Plumbase                      |
| ■ Instant Promotion UK              | ■ R&M Wholesale                 |
| ■ Jing Xing Trading Company         | ■ Specialised Process Solutions |





June 2025

TRADE COUNTER | DISTRIBUTION | PRODUCTION | MANUFACTURING



June 2025

## KEY FEATURES

The property is a mid terraced unit and benefits from:

- Fully refurbished to include a new roof and Solar PV panels
- Steel portal frame construction with a minimum eaves of 6m (20ft)
- 10% skylights
- Access is via a full height loading door
- Designated loading area and 5 car parking spaces
- EV Charging
- Office accommodation over two floors with suspended ceilings, recessed lighting, carpeted, WCs and kitchenette

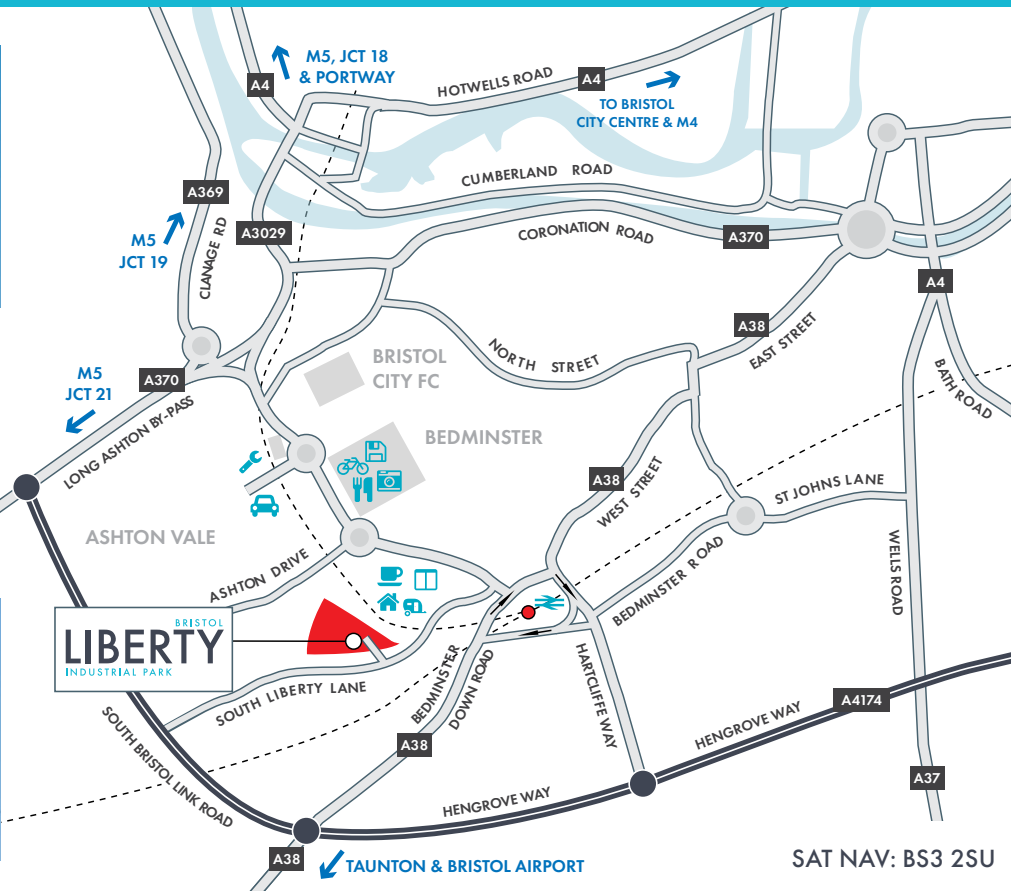
## ACCOMMODATION

Unit 13	Sq ft	Sq m
Ground Floor Warehouse	10,740	997.8
Ground Floor Office	604	56.1
First Floor Office	604	56.1
<b>Total</b>	<b>11,948</b>	<b>1,110.0</b>

Measured on a GIA basis.



June 2025



## FURTHER INFORMATION

### TERMS

The unit is available by way of a new fully repairing and insuring lease for a term to be agreed.

### LEGAL COSTS

Both parties are responsible for their own legal costs incurred in the transaction.

### SERVICES

We understand that the property is connected to mains water, drainage and 3 Phase electricity.

### EPC RATING

EPC rating B (41).

### RATING

The unit listed as a warehouse premises with a rateable value of £65,000 from March 2023. Please contact the agents to confirm rates payable.

### ANTI MONEY LAUNDERING

The successful tenant will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

### VIEWING

Strictly by appointment with the joint agents:



**Knight Frank**

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June 2025



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