

5,848 SQ FT (543.30 SQ M) TO LET

Highly Prominent Trade Counter Unit | To Be Refurbished



UNIT 1000B

QUADRANT TRADING ESTATE

ALMONDSBURY | BRISTOL | BS32 4QA



UNIT 1000B

TO A38 / M5

WOODLANDS LANE



EXCLUSIVE
LOCATION



PROMINENT
ROAD FRONTAGE



MODERN
INDUSTRIAL / TRADE UNIT



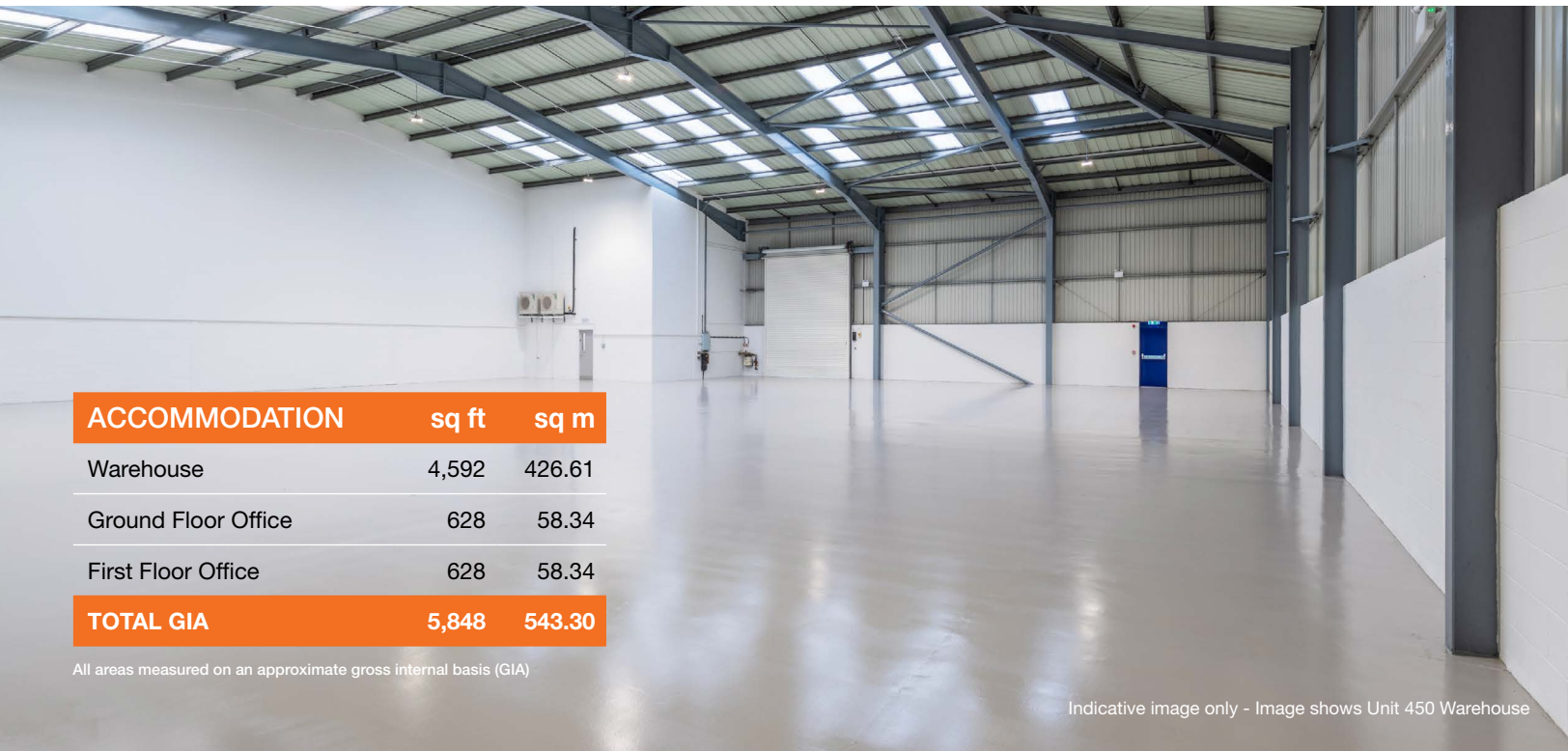
EXCELLENT
TRANSPORT LINKS



- TO BE REFURBISHED TRADE COUNTER / INDUSTRIAL UNIT
- 11 ALLOCATED CAR PARKING SPACES
- OPEN PLAN WAREHOUSE
- FITTED OFFICE ACCOMMODATION
- 7.1M MINIMUM EAVES
- ELECTRIC LOADING DOOR



Indicative image only - Image shows Unit 450 Office



ACCOMMODATION	sq ft	sq m
Warehouse	4,592	426.61
Ground Floor Office	628	58.34
First Floor Office	628	58.34
TOTAL GIA	5,848	543.30

All areas measured on an approximate gross internal basis (GIA)

Indicative image only - Image shows Unit 450 Warehouse

DESCRIPTION

- Unit 1000B comprises a semi-detached warehouse that has been constructed around a steel portal frame with an insulated roof incorporating approximately 10% translucent roof lights.
- The open plan warehouse is due to be fully refurbished and will benefit from a concrete floor, LED lighting and an internal eaves height of 7.1m (23ft 3”).
- Open plan office accommodation is provided across the ground and first floors, incorporating two WCs.
- Loading access is provided via a single surface level electric loading door as well as two separate pedestrian entrances as the front.
- Externally the property benefits 11 allocated car parking spaces.



LOCATION

- The estate is located off Woodlands Lane in Almondsbury, adjacent to Aztec West Business Park.
- Well established industrial, trade and distribution location.
- Immediate access onto the M4/M5.
- High profile estate with excellent public transport links.

DESTINATION	TIME BY CAR
Junction 16 (M5)	2 mins
M4/M5 Interchange	4 mins
Bristol Parkway Station	9 mins
Avonmouth Docks	13 mins
Bristol City Centre	18 mins
Royal Portbury Docks	19 mins
Bristol Airport	30 mins



TENURE

The property is available by way of a new full repairing and insuring lease – subject to refurbishment.

RENT

£82,000 per annum exclusive of VAT – subject to refurbishment.

ENERGY PERFORMANCE CERTIFICATE

EPC rating - B (Target).

PLANNING

The property has consent for B1, B2 & B8 Use Classes with unrestricted 24 hours use.

BUSINESS RATES

The premises are described as “warehouse and premises” with a RV of £66,500.

The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. JUNE 2026.

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LEGAL COSTS

All parties are responsible for their own legal costs.

VAT

All costs are subject to VAT where applicable.

ANTI-MONEY LAUNDERING

All interested parties will be required to comply with Anti-Money Laundering regulations.

SERVICE CHARGE

There is an estate service charge for the up keep and maintenance of communal areas.

VIEWING

For further information please contact the joint agents:

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