

BRISTOL
LIBERTY
INDUSTRIAL PARK BS3 2SE

UNIT
12

AVAILABLE NOW - ESTABLISHED INDUSTRIAL HUB

SERVING SOUTH/CENTRAL BRISTOL & BRISTOL AIRPORT

TO LET MID TERRACED UNIT 10,211 SQ FT (948.63 SQ M)



UNIT 12

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

AVAILABLE IMMEDIATELY

- 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

Ashton Gate Stadium

Toolstation

Halfords Currys & B&M

Sainsbury's Petrol Filling Station

Bristol City Centre

Jewsons

UNIT 12

Big Yellow Self Storage

Bailey of Bristol Caravans

Parson Street Railway Station

LIBERTY
INDUSTRIAL PARK BS3 2SE

ON-SITE OCCUPIERS

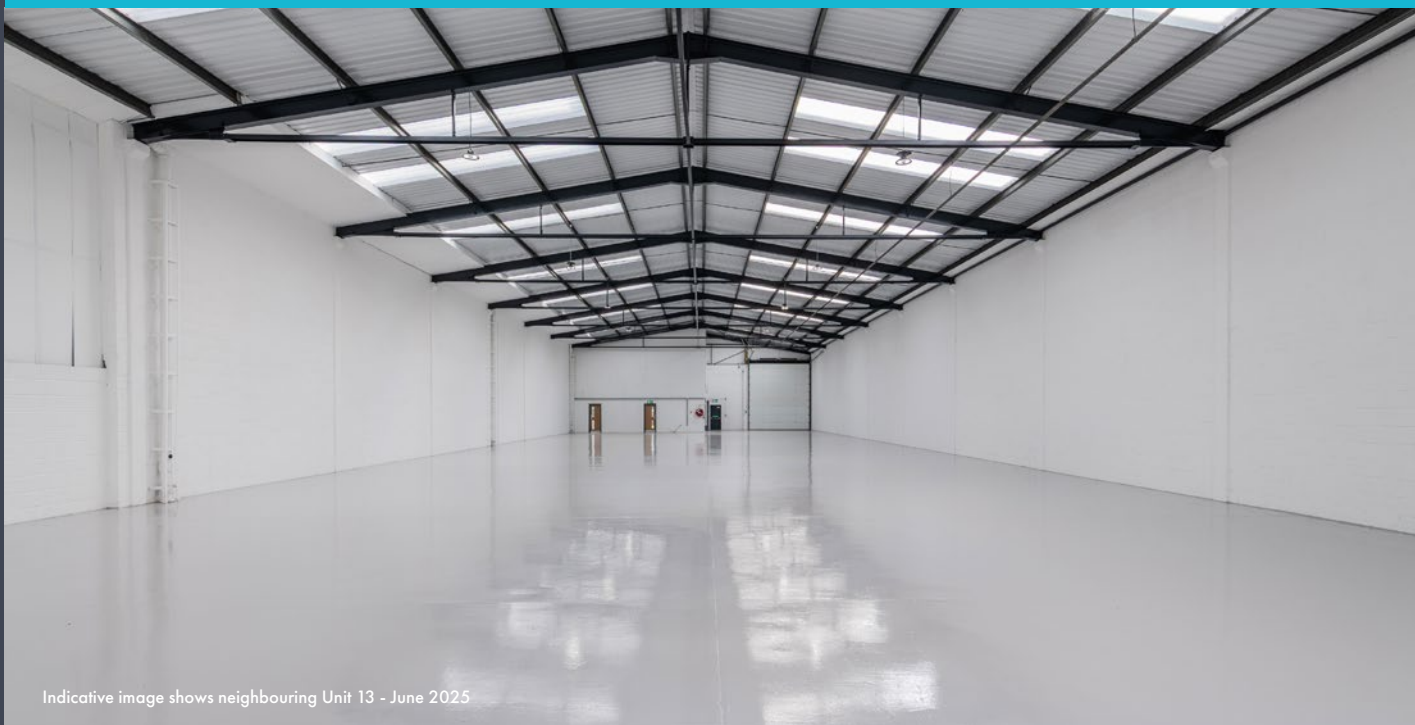
- | | |
|-------------------------------------|---------------------------------|
| ■ Architectural Aluminium and Glass | ■ Jing Xing Trading Company |
| ■ Artworks Solutions Ltd | ■ Philpott & Cowlin |
| ■ dnata | ■ R&M Wholesale |
| ■ Instant Promotion UK | ■ Specialised Process Solutions |



UNIT
12

June 2025

TRADE COUNTER | DISTRIBUTION | PRODUCTION | MANUFACTURING



Indicative image shows neighbouring Unit 13 - June 2025

KEY FEATURES

The property is a mid terraced unit and benefits from:

- Steel portal frame construction with a minimum eaves of 6m (20ft)
- Access is via a full electric loading door
- Designated loading area and 6 car parking spaces
- Office accommodation over two floors with suspended ceilings, recessed lighting and carpets
- Fitted kitchenettes on ground and first floor
- Generous WC provision across ground and first floors

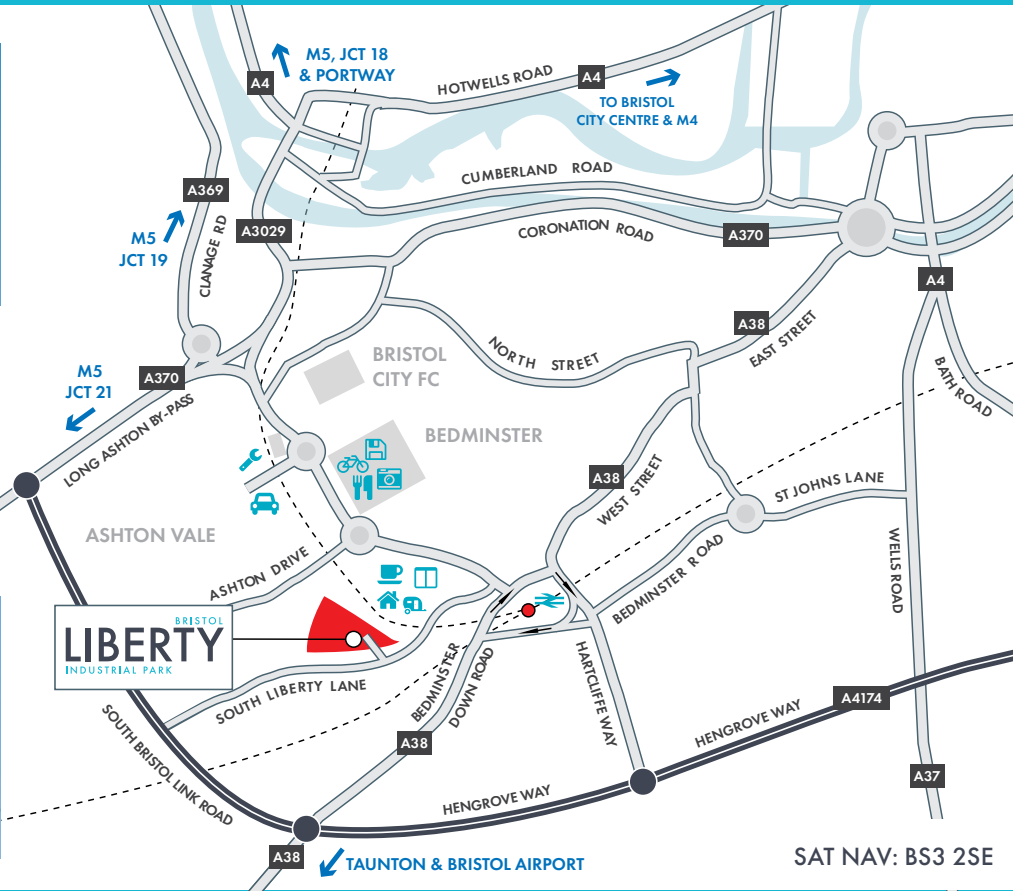
ACCOMMODATION

Unit 12	Sq ft	Sq m
Warehouse & Ground Floor Offices	8,773	815.04
First Floor Office	1,438	133.59
Total	10,211	948.63

Measured on a GIA basis.



Indicative image shows neighbouring Unit 13 - June 2025



Indicative image shows neighbouring Unit 13 - 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 (D).

RATING

The unit listed as a warehouse premises with a rateable value of £73,000 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
0117 945 8814
[KnightFrank.co.uk](https://www.knightfrank.co.uk)

Ed Rohleder
Ed.Rohleder@knightfrank.com
M: 07775 115 969

Tom Park
Thomas.Park@knightfrank.com
M: 07966 252 816

JLL
0117 927 6691
property.jll.co.uk

Oliver Bird
Oliver.Bird@jll.com
M: 07543 304 942

Sophie Parsons
Sophie.Parsons@jll.com
M: 07709 507 300

IMPORTANT NOTICE (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc. The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) VAT: The VAT position relating to the property may change without notice. (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions. (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. July 2026

All Photographs and videos June 2025. [K] Designed and Produced by www.kubiakcreative.com 267021 07-26