

Victoria Terrace Depot

ST PHILIPS, BRISTOL, BS2 0TD

City Centre Industrial and Office Space To Let on Flexible Terms



savills

KEY HIGHLIGHTS

- Central Bristol location, approximately 0.5 miles from Temple Meads and the City Centre.
- Warehouse with ancillary offices available from 5,000 - 20,000 sq ft.
- Units can be subdivided or combined to suit requirements.
- Self contained office space also available
- Secure open storage compounds and vehicle parking available.
- Extensive concrete and tarmac yards.
- Secure, fenced and level site.
- Loading access and dedicated parking.
- Competitive rents from £8.00 psf, subject to size and configuration.
- Suitable for storage, distribution, trade, last mile delivery and other commercial uses.
- Convenient access to the A4, A320, M32, M4 & M5.





LOCATION

The property occupies a strategic position on Victoria Terrace in St Philip's Marsh, Bristol's principal central industrial and commercial area. Bristol city centre and Temple Meads railway station are approximately 0.5 miles away, with convenient access to the A4 Bath Road, St Philip's Causeway and Junction 3 of the M32, connecting to the M4 and M5. A local bus route is available within approximately 200 metres.

DESCRIPTION

The property comprises a secure 2.3 acre industrial site providing two warehouse buildings, office and ancillary accommodation, together with substantial yards and parking. The warehouse space can be subdivided or combined to suit occupier requirements and includes loading access, offices and welfare facilities. The level site is fenced around its perimeter and surfaced predominantly in concrete and tarmac, with vehicular access from Victoria Terrace and potential additional access from Atlas Road.

ACCOMMODATION

Warehouse plus ancillary office and amenity space: approximately 5,000 to 20,000 sq ft.

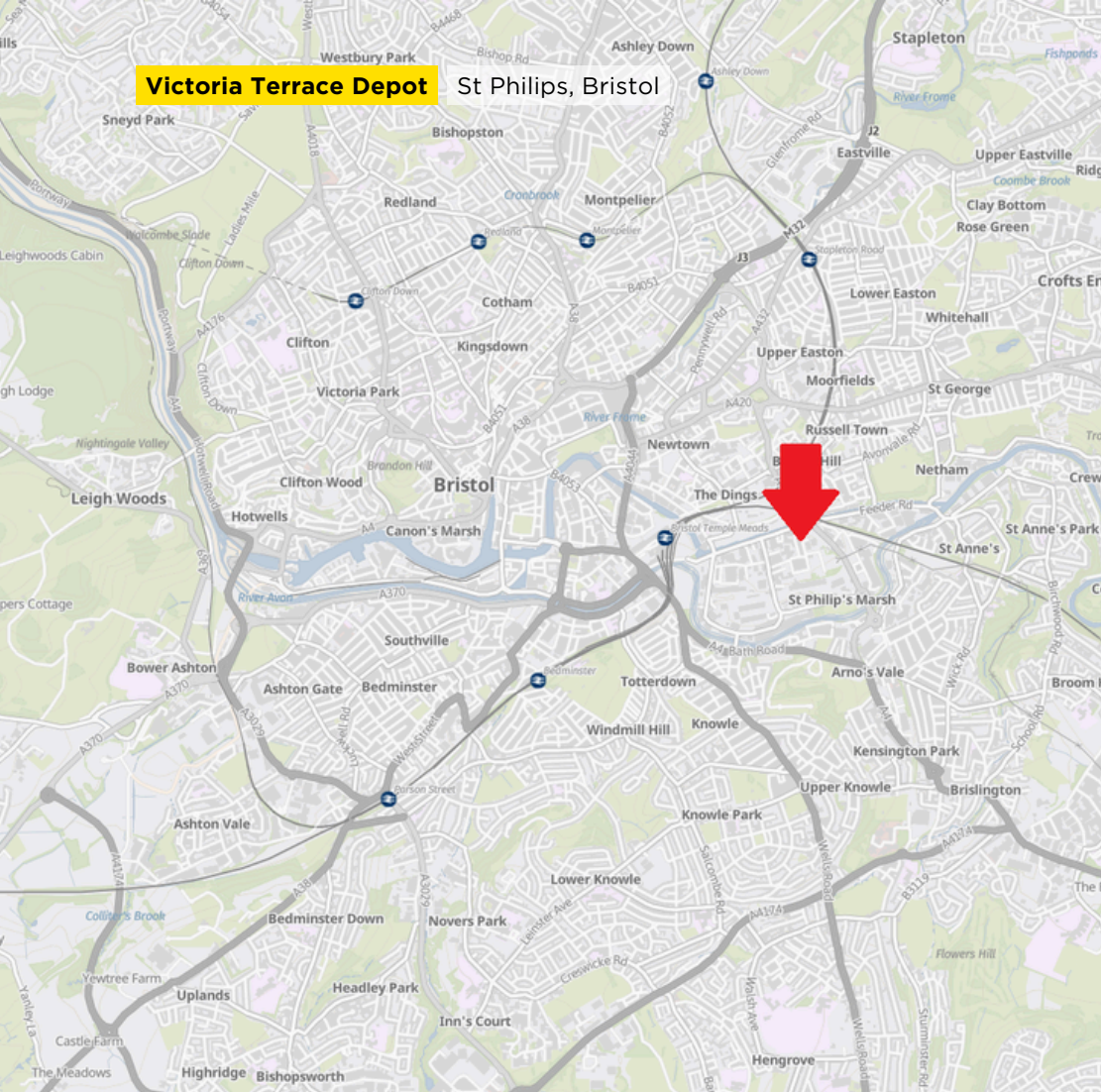
Self contained office available

Open Storage: secure plots and compound available.

Parking: suitable for cars, vans and commercial vehicles.

The property provides approximately 37,890 sq ft of total built accommodation. All areas are approximate and subject to final subdivision.





IMPORTANT NOTICE

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BUSINESS RATES

The accommodation may require separate assessment following subdivision. Further information is available from the letting agents.

EPC

Energy Performance Certificates will be available from the letting agents where applicable.

Tenure

The property is available to lease on a flexible basis, for a term to be agreed.

Planning

We understand that the property benefits from Class B8 use and is suitable for commercial storage and distribution. Alternative commercial uses may be suitable, subject to any necessary planning consent. Interested parties should make their own enquiries with Bristol City Council.

Services

Mains services are understood to be available. Occupiers should confirm that the availability and capacity of services are suitable for their intended use.

Legal Costs

Each party will be responsible for its own legal and professional costs.

Viewings

Viewings are strictly by prior appointment to be made with the sole agents, Savills

CONTACT

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