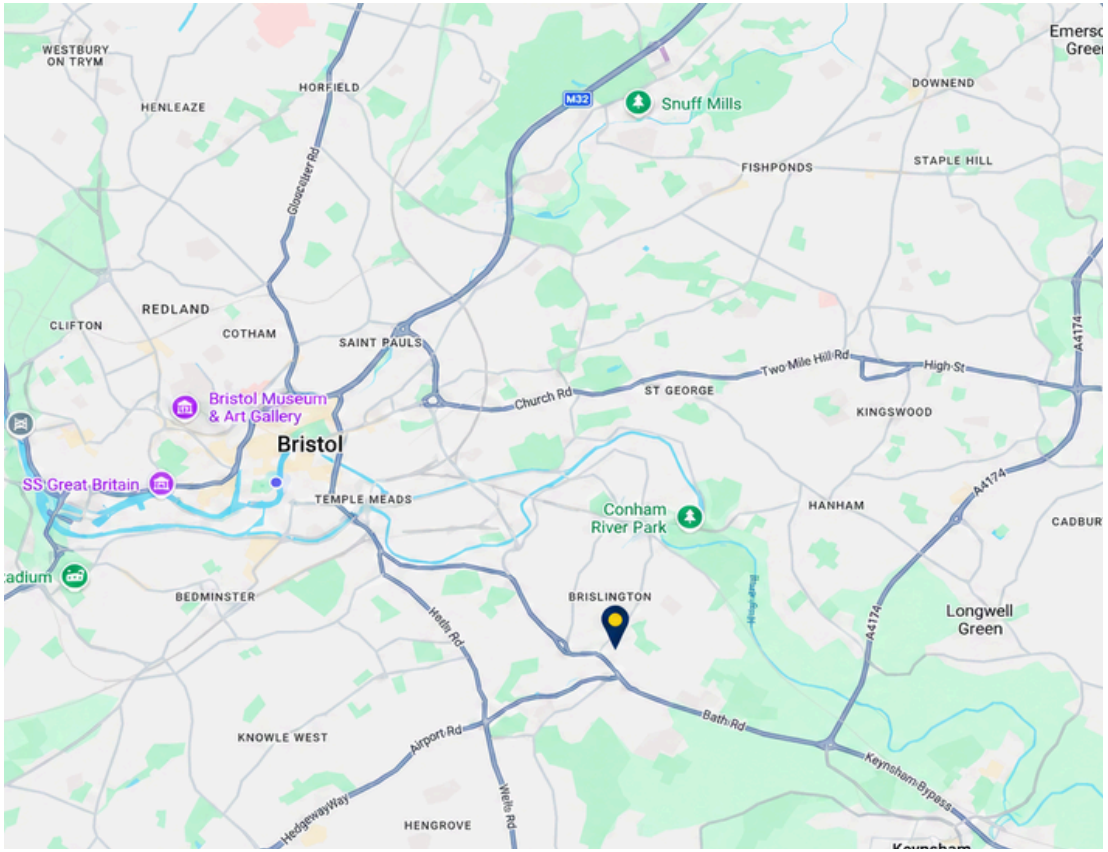
1 - 3 Dixon Road

BRISLINGTON, BRISTOL, BS4 5QY

29,204 sq ft Prominent Industrial & Office Opportunity for Sale Freehold



1-3 Dixon Road Brislington, BS4 5QY



DESCRIPTION

The property comprises two interconnected warehouse units with two storey office and ancillary accommodation. Internally, the property benefits from eaves heights of up to 4.09m, generous warehouse space, modern office accommodation, WCs, kitchen facilities and additional ancillary space.

Externally, the property provides four roller shutter loading doors, approximately 24 car parking spaces and a secure storage yard.

The unit also benefits from seperate ancillary accomodation which could be used for storage or offices.

LOCATION

The property is located on the corner of Dixon Road and Broomhill Road, in Brislington; strategically positioned between Bristol and Bath.

The property benefits from excellent transport links, with Bristol city centre situated approximately 2.5 miles to the north-west. The nearby A4 Bath Road provides direct access to both Bristol and Bath, while the A4174 Ring Road offers convenient connections to the wider Bristol area and the region's motorway network.

Local occupiers include, Caddy Windows and Safestore Self Storage. The site also benefits from amenities such as Greggs, Starbucks, McDonalds and Lidl.



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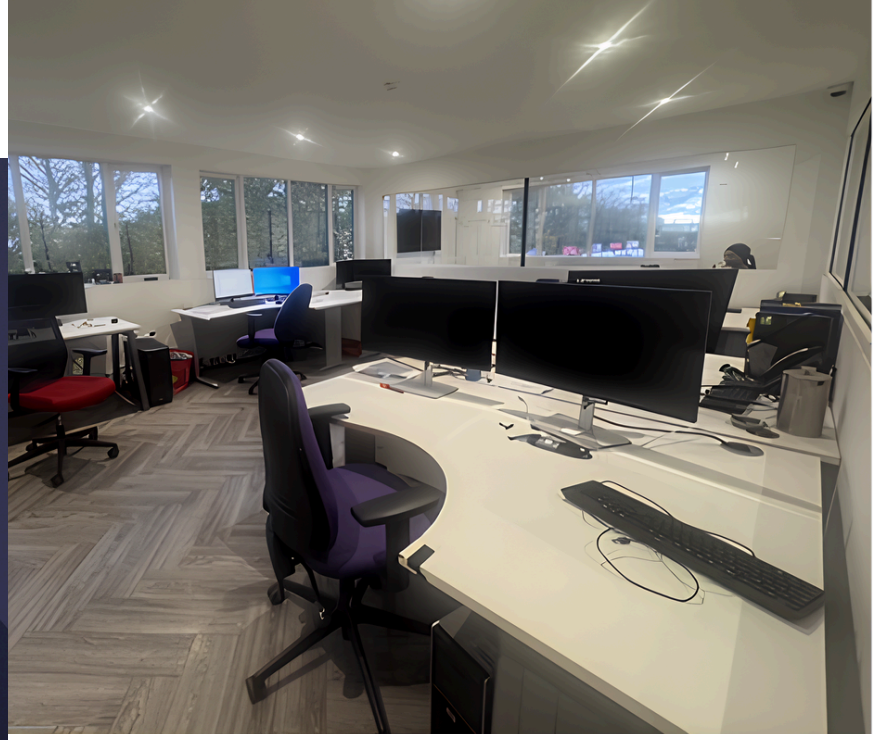
ACCOMMODATION

FLOOR AREA	SQ FT	SQ M
Warehouse	16,556	1,538
Mezzanine	547	51
Ground Floor Office	5,005	465
First Floor Office	4,708	437
Ground Floor Ancillary	1,194	111
First Floor Ancillary	1,194	111
TOTAL	**29,204**	**2,713**

Subheading

KEY FEATURES

- 29,204 sq ft
- Four roller shutter loading doors
- 20+ car parking spaces
- Secure yard area
- Prominent corner position
- Detached industrial warehouse
- Modern ground & first floor offices
- Mezzanine storage
- Freehold opportunity
- Minimum internal height of 4.09m
- Established industrial location
- WC & staff facilities







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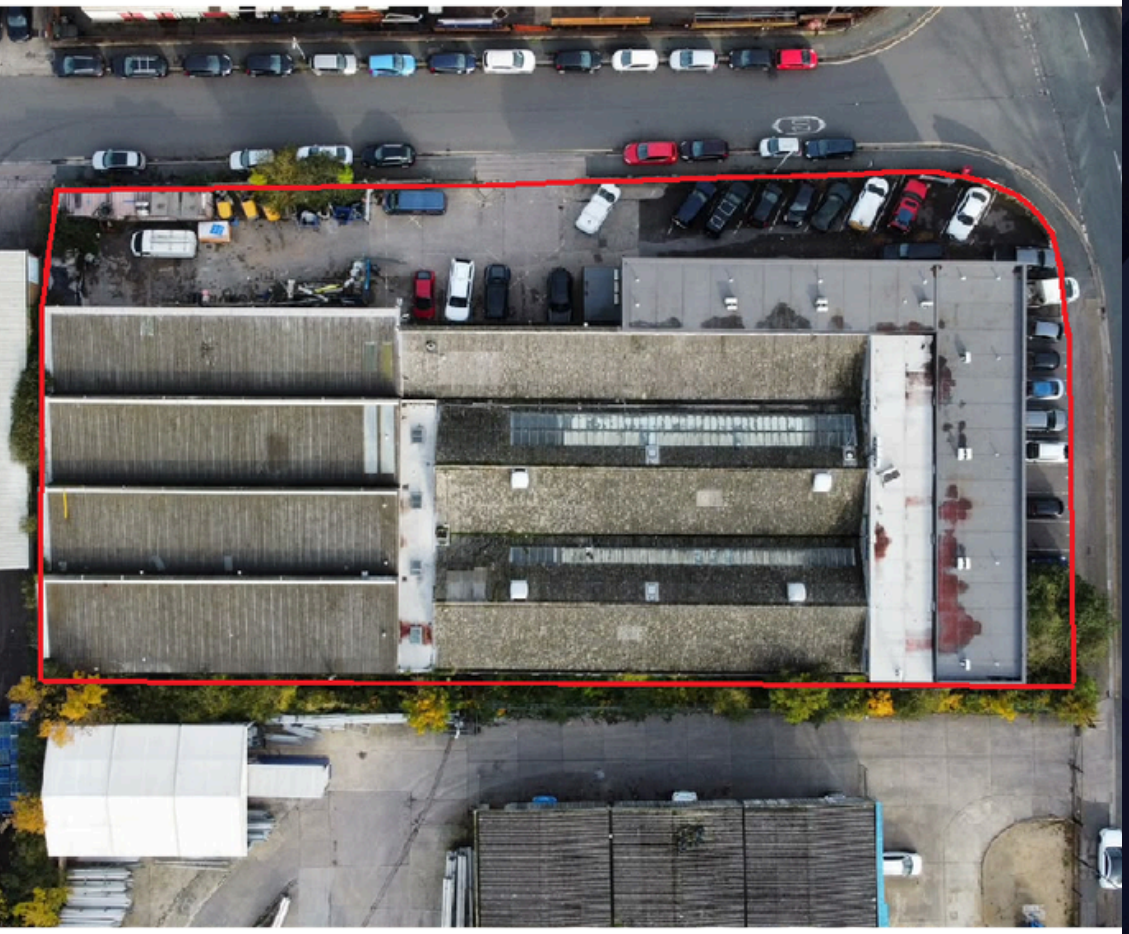

BUSINESS RATES

The property has a Rateable Value of £67,000 as of 1st April 2026. Based on the current UBR, rates payable are circa £32,160 per annum. This is based on the 1st April 2026 valuation.

EPC

Please contact Savills for further information.

TENURE

The property is available by way of Freehold Sale.

PLANNING

The property currently benefits from an existing B2 (General Industrial) planning use. Suitable for other commercial uses subject to consent.

PRICE

Offers in the region of £1,500,000 + VAT

VIEWINGS

Please contact sole agents Savills, to arrange a viewing.

CONTACT

For further information please contact:

Jack Davies
Director
jack.davies@savills.com
07901 853 503

Niamh O'Donnell
Apprentice Surveyor
niamh.odonnell@savills.com
07977 567 297

savills

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