

VICTORIA TERRACE DEPOT

ST PHILIPS | BRISTOL | BS2 0TD

FREEHOLD OPPORTUNITY

Executive Summary

2.3 acres available freehold for redevelopment or occupation

Part of the wider **Bristol Temple Quarter Enterprise Zone**

The site has historically been used as a storage depot for an owner occupier

Strategic central location situated in the heart of Bristol's main industrial zone adjacent to Bristol Temple Meads and close to the **M32** motorway providing immediate access to the **M4 and M5**

Planning report available to interested parties

Sale by **informal tender**

Rare **city centre freehold** opportunity in prime trade counter location





Ashton Court

Bristol Temple Meads

Bristol City Centre

Cabot Tower

Temple Quay

Cabot Circus

M32 Junction 3

New University of Bristol Campus

VICTORIA TERRACE DEPOT

Silverthorne Lane Development

Feeder Road

Location

The site is situated in the heart of St Philip's Marsh, on Feeder Road within Bristol's central regeneration zone, approximately 0.5 miles from Bristol city centre and Bristol Temple Meads railway station.

The area benefits from direct access to the A4 Bath Road, proximity to St Philips Causeway (A4320), and an established arterial road network connecting to Junction 3 of the M32 motorway and the M4/M5 interchange.

Public Transport

🚆 Rail

Bristol Temple Meads 0.6 miles 11min walk

Direct services to

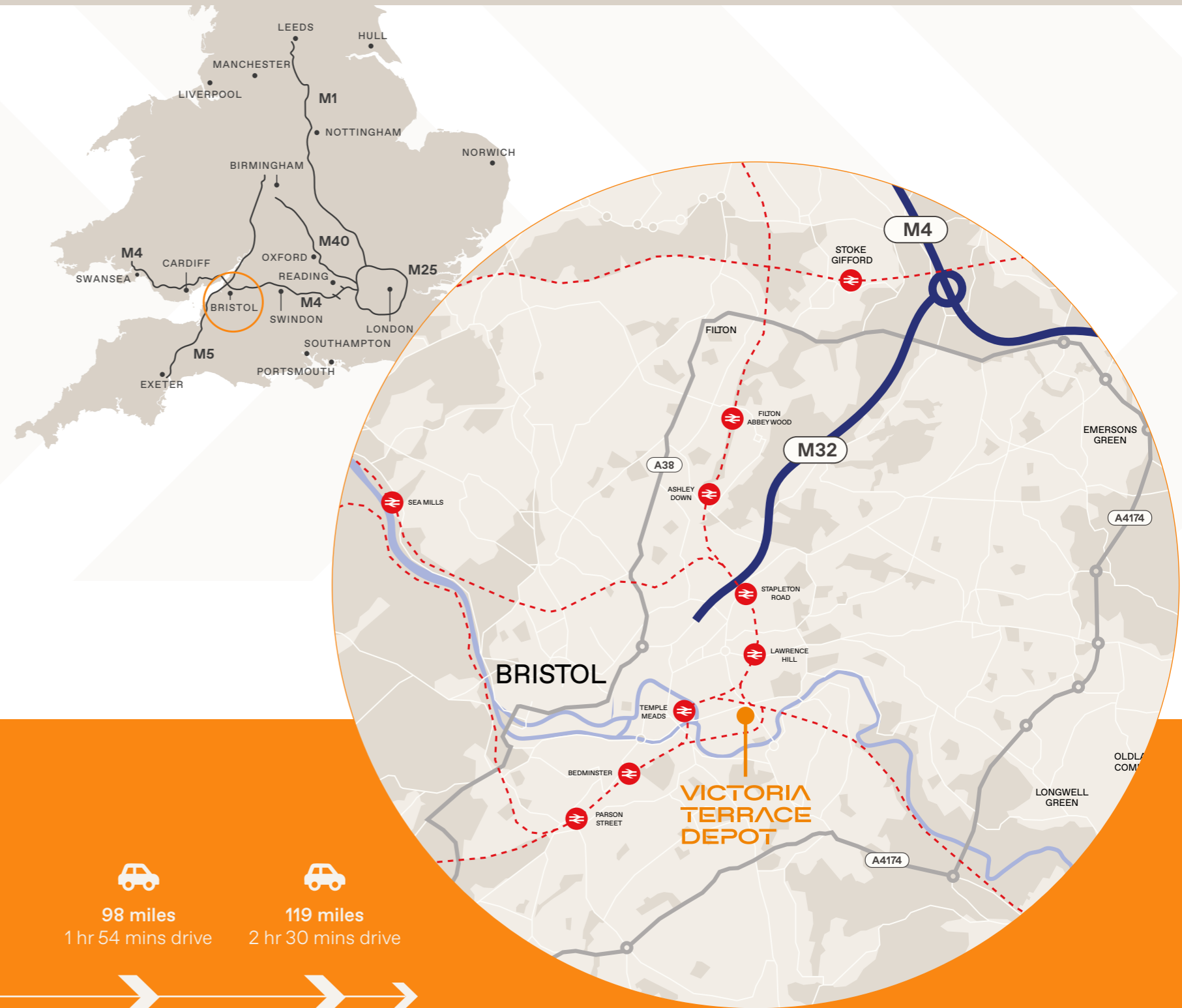
London Paddington 1hr 29mins

Birmingham 1hr 20mins

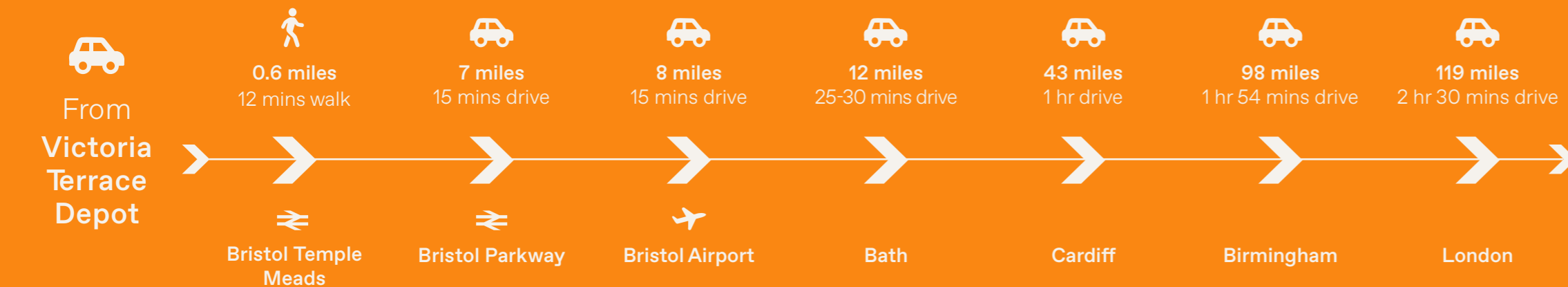
Cardiff 1hr

🚌 Local bus route serving the site

Route 16 stop (Fishponds to Whitchurch) within 200m



Road Network



Site Features

The site comprises two buildings, a self contained warehouse with associated facilities to the north and a mixed office & warehouse unit in the centre. The standalone warehouse has a loading door, two storey offices, WCs and dedicated parking. The second building has a two storey office block attached to a warehouse complex built from three different structures with varying eaves height. To the east is a concrete yard and the south a large car park.

37,890 SQ FT PLUS YARD

Site Features:



Site configuration
L-shaped site, fenced to site perimeter



Site topography
Level site



Access
Vehicular access from Victoria Terrace/ opportunity to access from Atlas Road



Surface type:
Tarmacadam/ Concrete hardstanding



Warehouse 1

Warehouse	474 sqm	5,102 sq ft
Office	178 sqm	1,918 sq ft
Ancillary	128 sqm	1,374 sq ft



Offices

Office	885 sqm	9,523 sq ft
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Warehouse 2

Warehouse	1,856 sqm	19,973 sq ft
Total	3,521	37,890





Planning

Relevant Policy Frameworks

- Site lies within Principal Industrial and Warehousing Area (PIWA) under Bristol's adopted Local Plan.
- Policy DM13 protects industrial and warehousing uses; loss of such floorspace is resisted.
- Emerging Local Plan (due 2026) replaces PIWAs with Industry and Distribution Areas.
- Located within the St Philip's Marsh Masterplanning Area under Emerging Policy DS3, promoting regeneration with mixed uses.
- St Philip's Marsh Draft SPD identifies North East St Philip's Marsh for campus-style, intensified industrial development with scope for limited co-location of residential, community, or commercial uses.

Relevant Planning information

- Site allocated for employment use – Classes E(g) and B8.
- Neighbouring sites show continued industrial and employment focus.
- Bristol Temple Quarter¹ represents one of the largest city-centre regeneration projects in the UK, with a £1.6 billion investment planned to deliver over 10,000 new homes across 135 hectares, significantly boosting employment, skills, innovation and long-term economic growth, supported by the opening of the new University of Bristol campus in Autumn 2026.

Planning note available to interested parties.

1. bristoltemplequarter.com

The information provided is a summary for guidance purposes only and should not be relied upon as a statement of fact. All interested parties must make their own enquiries and are strongly encouraged to seek independent professional planning advice.

Market Context

Local Market Dynamics:

Central Bristol continues to experience a significant supply/demand imbalance for new-build industrial warehousing. Feeder Road and St Philips are the historic commercial centre for the city with a clear designation of industrial use within the boundaries of the River Avon and Feeder Canal. This site would offer the opportunity to create the first new-build industrial estate in central Bristol this decade.

Bristol has a growing and diverse population, with 482,988 residents in 2023, representing a 10.4% increase over the past decade, supported by a strong student base of 43,667 full-time students aged 18+.

The local economy is strong and resilient, being a net contributor to the UK Exchequer, with GVA growth of 86% between 2004 and 2021, outpacing England and Wales, and accounting for 1.5% of UK GDP in 2022.

Bristol is a leading UK innovation hub, with strengths in digital and technology, life sciences, fintech, cyber security, robotics, quantum technologies, zero carbon and professional services, including the highest density of Fintech start-ups and scale-ups outside London.

Industrial Context :

Bristol is a strong performing industrial hub leading the way in value and rent for the SW. Central Bristol is predominantly made up of multi let units at rents between £12.00-£17.50 per sqft. There are a number of new developments to the north, in Filton, and to the west in Avonmouth. Annual take up for the Greater Bristol area over the past 10 years has averaged 1.64m sq ft.

<https://www.centreforcities.org/reader/ship-shape/bristols-economic-performance/>



Proposal & Method of Sale

The property is offered for sale (freehold) by informal tender with vacant possession. Offers are invited on either an unconditional or conditional basis. All offers will be considered on their individual merits.

Further Information

Data Room

A data room is available for interested parties.

Terms

Each party is responsible for their own legal costs.

Anti-Money Laundering

In compliance with Anti-Money Laundering regulations, all prospective purchasers will be required to provide two forms of identification and proof of funds prior to contract exchange.

VAT

The property is elected for VAT and will be payable on the purchase price.

Contact

Viewings are strictly by appointment only with the sole agent.

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