

To Lease - Industrial Unit

# Unit 4, St Catherines Trading Estate

Bedminster, Bristol, BS3 4DJ



Dock House  
Welsh Back  
Bristol  
BS4 1SB

**0117 910 2200**

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LOCATION

The property is located on Whitehouse Lane, a well established industrial estate within the Bristol suburb of Bedminster. The unit is within 1 mile of Bristol City Centre and provides access to the A4 Bath Road and to the national motorway network via the M32 which connects just 2 miles north east. It benefits from good public transport links being approximately 0.5 from Bristol Temple Meads Railway Station and in close proximity to the city's bus network stops.

| FLOOR AREA               | SQ FT | SQ M   |
|--------------------------|-------|--------|
| Ground Floor - Warehouse | 3,800 | 353.03 |
| TOTAL                    | 3,800 | 353.03 |

DESCRIPTION

The property comprises a semi detached brick built industrial unit. It benefits from built in block built offices at ground floor level with storage above. There is roller shutter door and a minimum of 4 parking spaces plus a shared service yard at front.

TERMS

The property is available for a term to be agreed. The landlord will reserve the right to insert landlord redevelopment breaks after October 2027 - please get in touch for further information .

BUSINESS RATES

The property has a rateable value of £36,000 based on 1<sup>st</sup> April 2026 valuation.

EPC

The property has an EPC rating of D88.

VIEWINGS

Please contact sole agents, Savills for further information.



CONTACTS

For further information please contact:

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