BRISTOL

LIBERTY

INDUSTRIAL PARK BS3 2SE

UNIT 2

UNIT TO BE FULLY REFURBISHED (AVAILABLE Q1 2027)

SERVING SOUTH/CENTRAL BRISTOL & BRISTOL AIRPORT

TO LET END OF TERRACE UNIT 5,620 SQ FT (522.12 SQ M)



September 2024

UNIT 2

END OF TERRACE UNIT SUITABLE FOR TRADE, DISTRIBUTION AND LIGHT INDUSTRIAL USES

TO BE FULLY REFURBISHED TO INCLUDE A NEW ROOF

- 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



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ON-SITE OCCUPIERS

- Architectural Aluminium and Glass
- Artworks Solutions Ltd
- dnata
- Instant Promotion UK
- Jing Xing Trading Company
- Philpott & Cowlin



September 2024

TRADE COUNTER | DISTRIBUTION | PRODUCTION | MANUFACTURING



Indicative image shows neighbouring Unit 13 - June 2025

KEY FEATURES

The property is an end of terrace unit which is due to be refurbished and available Q1 2027. Once refurbished the unit will offer:

- Steel portal frame construction with a minimum eaves of 6m (20ft)
- New steel roof with 10% roof lights
- 1 electric loading door
- Designated loading area and 5/6 car parking spaces
- Office accommodation over two floors with suspended ceilings, recessed lighting, carpeting, WCs and kitchenette.

ACCOMMODATION

Unit 2	Sq ft	Sq m
Warehouse & Ground Floor Offices	4,384	407.29
First Floor Office	1,236	114.83
Total	**5,620**	**522.12**

Measured on a GIA basis.

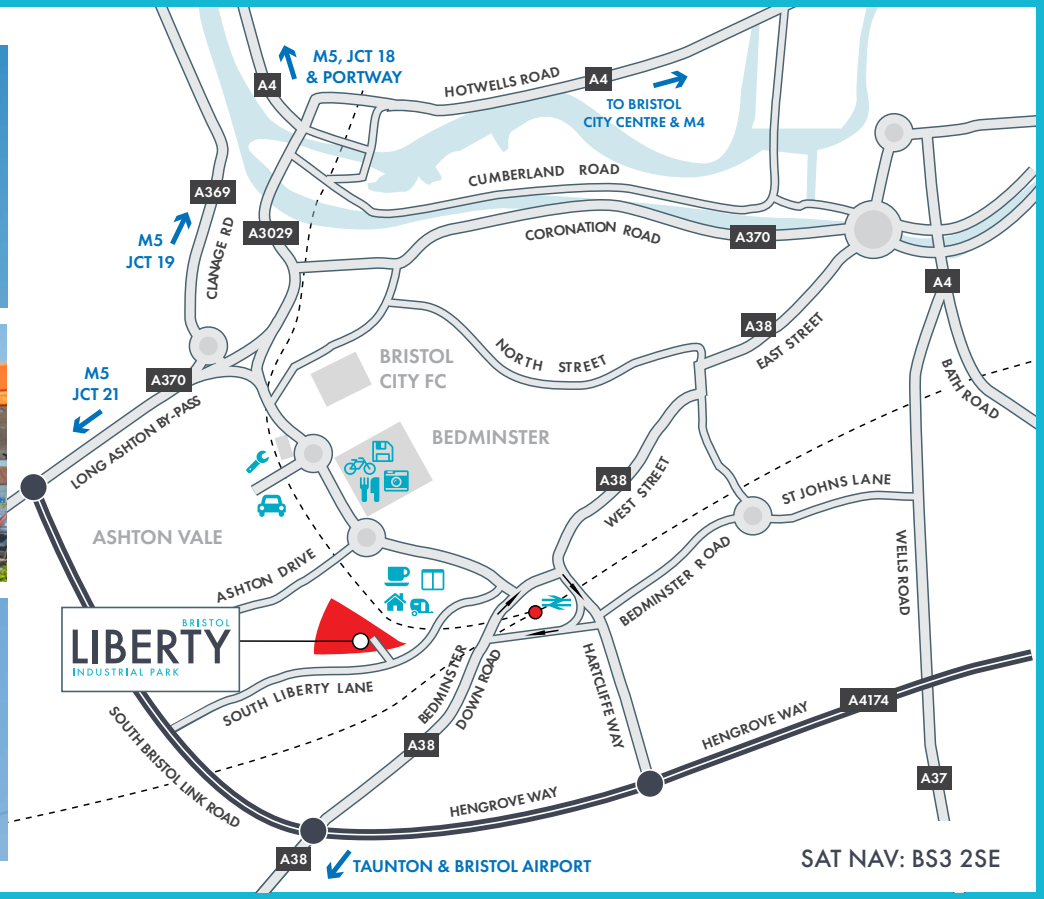


Indicative image shows neighbouring Unit 13 - June 2025











September 2024


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
To be reassessed following refurbishment.

RATING
The unit listed as a warehouse premises with a rateable value of £48,750 from April 2026. 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:

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