

Unit 6

TO LET
4,127 SQ FT (383 SQ M)



**CENTRALLY LOCATED WAREHOUSE
WITH 2 STOREY OFFICES**

Whitby Road, St Philips, Bristol BS4 4EX





REAR YARD AND LOADING AREA

Good accessibility to
LOCAL LABOUR
force by:





POTENTIAL FOR A SECURE YARD

KEY FEATURES



Established
Industrial
Estate



Terrace
unit with
24/7 use



Well-connected
Central
Location



1 level
access
loading door



Reception /
Atrium /
2 storey Offices



Suitable for
a variety
of uses



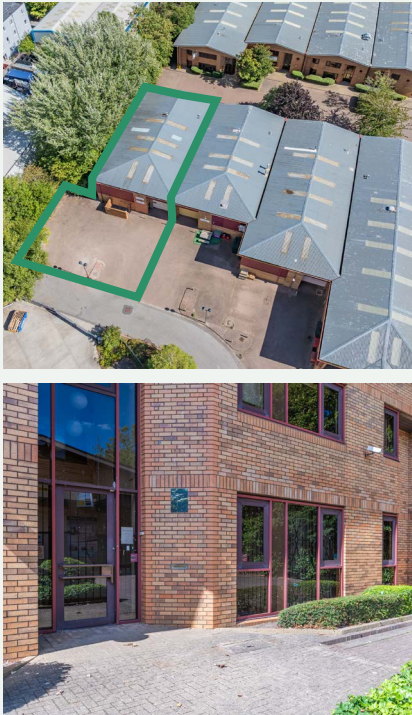
Rear
loading yard



Car parking
spaces



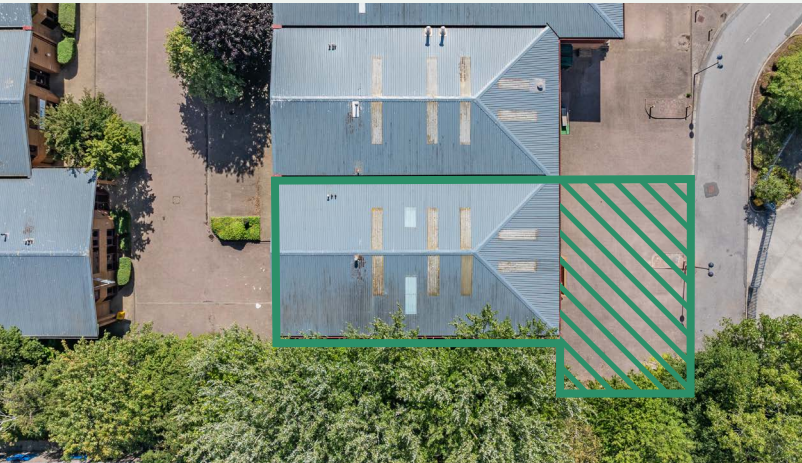
Typical Unicorn Business Park Internal



ACCOMMODATION

Unit 6	Sq ft	Sq m
Warehouse	2,663	247.30
Ground Floor Ancillary	930	86.49
First Floor Ancillary	534	49.64
Total	4,127	383.43

The premises provide the above approximate gross internal areas (measured in accordance with the RICS Code of Measuring Practice).



The unit is to be refurbished and will provide the following;

 WAREHOUSE

- Steel portal frame
- Steel clad roof incorporating 10% skylights
- Concrete floor
- LED lighting
- 1 level access electric loading door
- 6.00m eaves height

 OFFICE

- Full height glazed atrium / reception area
- LED lighting throughout
- Heating & cooling in situ
- Fully fitted kitchenettes at ground & first floors
- Multiple meeting rooms & breakout spaces
- Male & Female WCs
- Fitted showers and changing facilities

 EXTERNAL

- Car parking spaces
- Loading access to the rear

WAREHOUSE WITH HIGH QUALITY OFFICE ACCOMMODATION



ESTABLISHED TRADE AND INDUSTRIAL LOCATION WITH EXCELLENT CONNECTIVITY & TRANSPORT LINKS

Unit 6



UNICORN
BUSINESS PARK



LOCATION

The property is situated off Whitby Road in Central Bristol and benefits from excellent access to the M32 and A4 Bath Road.

Unicorn Business Park also benefits from great public transport links being a 5 minute walk from a bus stop and a 10 minute cycle from Bristol Temple Meads Railway Station.

SAT NAV: BS4 4EX
W3W: ///CRAFT.FLASH.POCKET

Local occupiers include:



Rentokil



Unit 6



UNICORN
BUSINESS PARK

Lease

The unit is available by way of a new fully repairing and insuring lease for a term to be agreed.

Services

We understand that all mains services including water, drainage, gas and 3 Phase electricity are connected.

Rent

Upon Application.

EPC

To be reassessed post refurbishment.

Rates

The property is listed as warehouse and premises with a rateable value of £45,250.

Legal Costs

Both parties are responsible for their own legal costs incurred with the transaction.

Use

We understand the property benefits from Class E(g) (formerly B1) and B8. We recommend interested parties undertake their own investigations.

Anti-Money Laundering

The occupier will be required to submit documentation to satisfy anti-money laundering regulations.

FURTHER INFORMATION



Strictly by appointment with the joint agents below:

Josh Gunn

M: 07826 889 595

josh@russellpc.co.uk

Chris Miles

M: 07970 886 740

chris@russellpc.co.uk

Sophie Parsons

M: 07709 507 300

sophie.parsons@jll.com

Oliver Bird

M: 07543 304 942

oliver.bird@jll.com



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