

/// LIKE.KEEPS.FREE

WILLWAY STREET
Bedminster, Bristol, BS3 4AZ

WILLWAY ST.

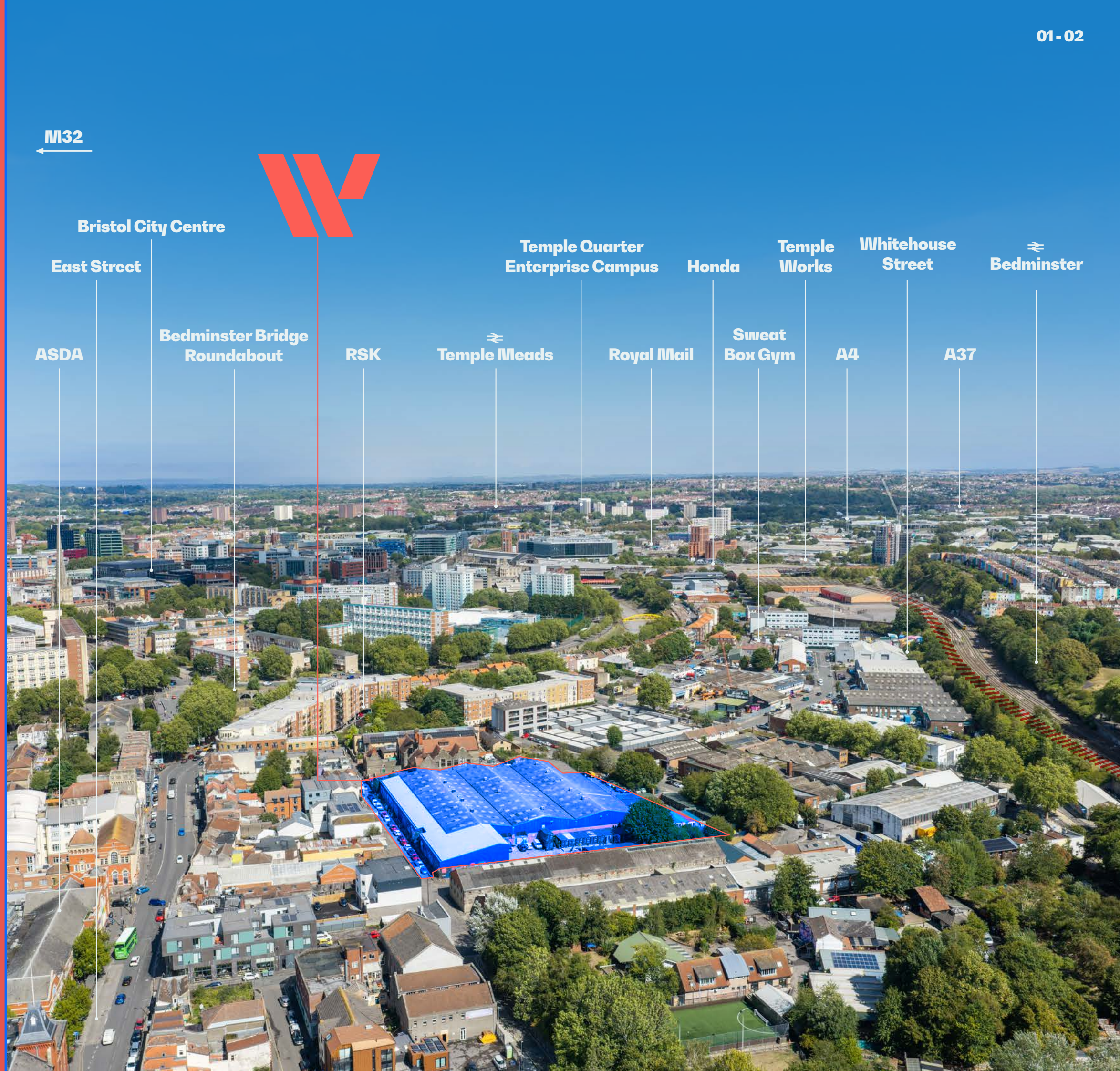
BRISTOL, BS3

FOR SALE

Self Contained Industrial Warehouse
60,769 sq ft Plus Substantial Mezzanine
Approx. 2.65 Acre Site

RARE FREEHOLD INDUSTRIAL OPPORTUNITY IN CENTRAL URBAN LOCATION

- Former furniture showroom and warehouse
- **60,769 sq ft** of industrial warehouse accommodation plus **47,920 sq ft** of mezzanine.
- Self-contained site extending to approximately **2.65 acres**.
- Urban location in Bedminster, approximately 1 mile south of Bristol City Centre.
- Approximately 1 mile from Bristol Temple Meads Station.
- Existing income-producing asset generating **£130,000** per annum exclusive.
- Let on flexible 3-year lease contracted out of the Landlord & Tenant Act 1954.
- Ability to secure vacant possession on 6 months notice
- Suitable for owner occupation, investment, urban logistics, trade counter, self-storage, manufacturing and alternative commercial uses, subject to planning.



AN URBAN WAREHOUSE POSITIONED FOR LONG TERM CAPITAL GROWTH

As industrial land across Bristol becomes increasingly constrained, opportunities to acquire sizeable freehold warehouse assets within established urban locations are exceptionally rare.

The asset's location within the Whitehouse Street regeneration area places it at the heart of one of South Bristol's most developing and investable locations, offering occupiers and investors the prospect of benefiting from long-term area improvement whilst retaining excellent access to Bristol city centre, outstanding amenities, and the wider motorway network.



WAREHOUSE SPACE – URBAN ACCESS

A substantial detached warehouse facility of predominantly 1970s construction, incorporating brick and profile metal clad elevations beneath a pitched asbestos sheet roof with translucent rooflights throughout. Formerly occupied by Park Furnishers, the building provides extensive warehouse and ancillary accommodation together with a substantial mezzanine floor reflecting its long-standing use as a furniture showroom and distribution facility.

A modern rear extension provides enhanced loading and servicing facilities, including a dedicated loading yard with three full-height loading doors. The secure, self-contained site benefits from extensive parking and gated access. Whilst the existing mezzanine provides significant additional floor area, its removal would create a more conventional open-plan warehouse configuration suited to a wide range of industrial and logistics occupiers.



2.65
Acre Site



Secure Gated
Yard Areas



Concrete
Floor



EPC
D - 98



6.25M
Eaves Height



1 Dock Level
Loading Door



2 Level Access
Loading Doors



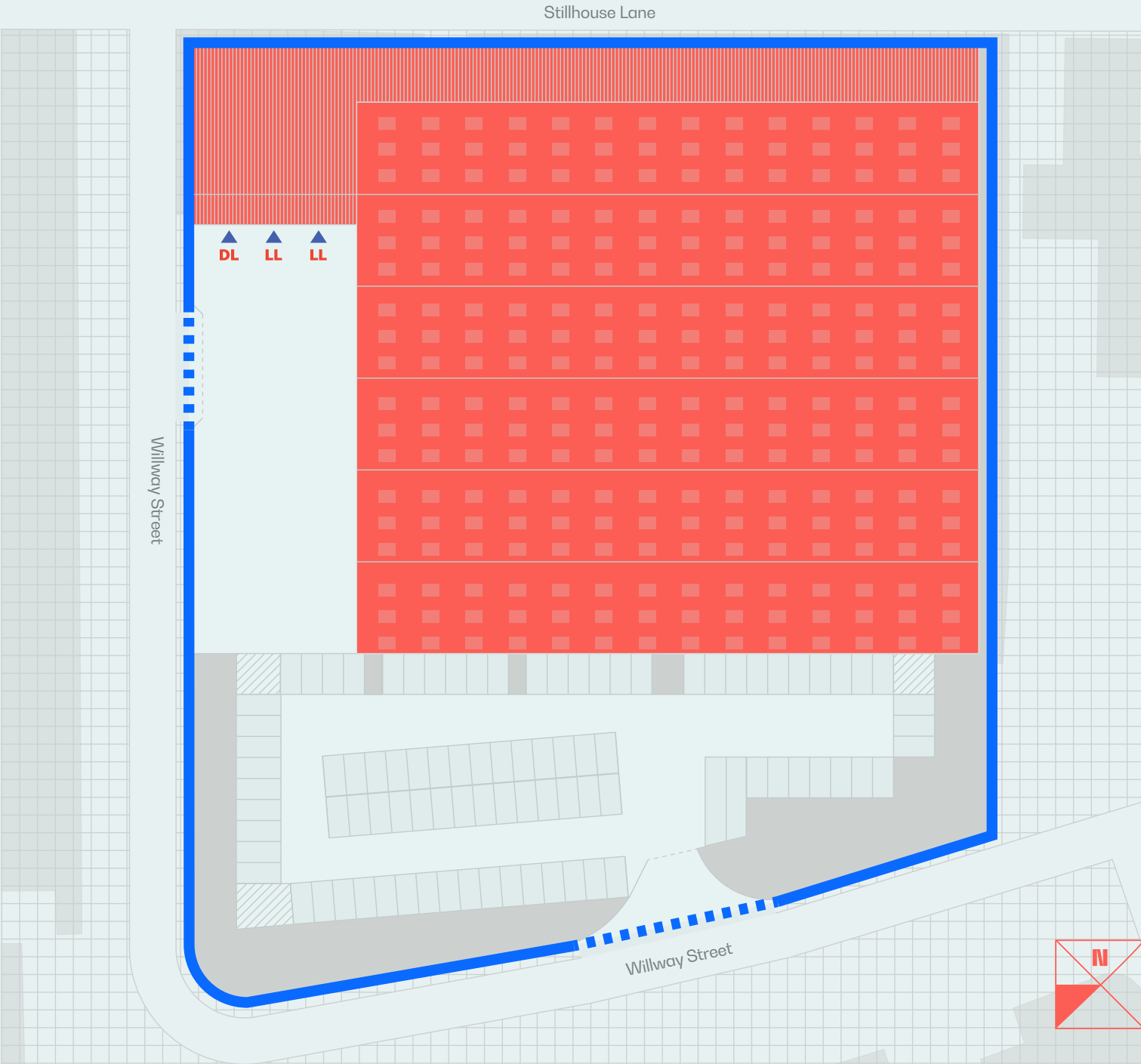
99 Car
Parking Spaces



20M - 30M
Yard Depths



Substantial
Mezzanine



Ground Floor			First Floor		
	Sq M	Sq Ft		Sq M	Sq Ft
Warehouse	4,402	47,383.1	Mezzanine	3,837.68	41,308.8
Office	135.23	1,455.6	Office and Kitchen	250.22	2,693.4
Rear Store	453.1	4,877.2	Rear Store	467.11	5,028
Loading Area	405.03	4,359.7	Loading Mezzanine	147.11	1,583.5
Total	5,395.36	58,075.7	Total	4,702.12	50,613.6
Overall Total				10,097.48	108,689.3

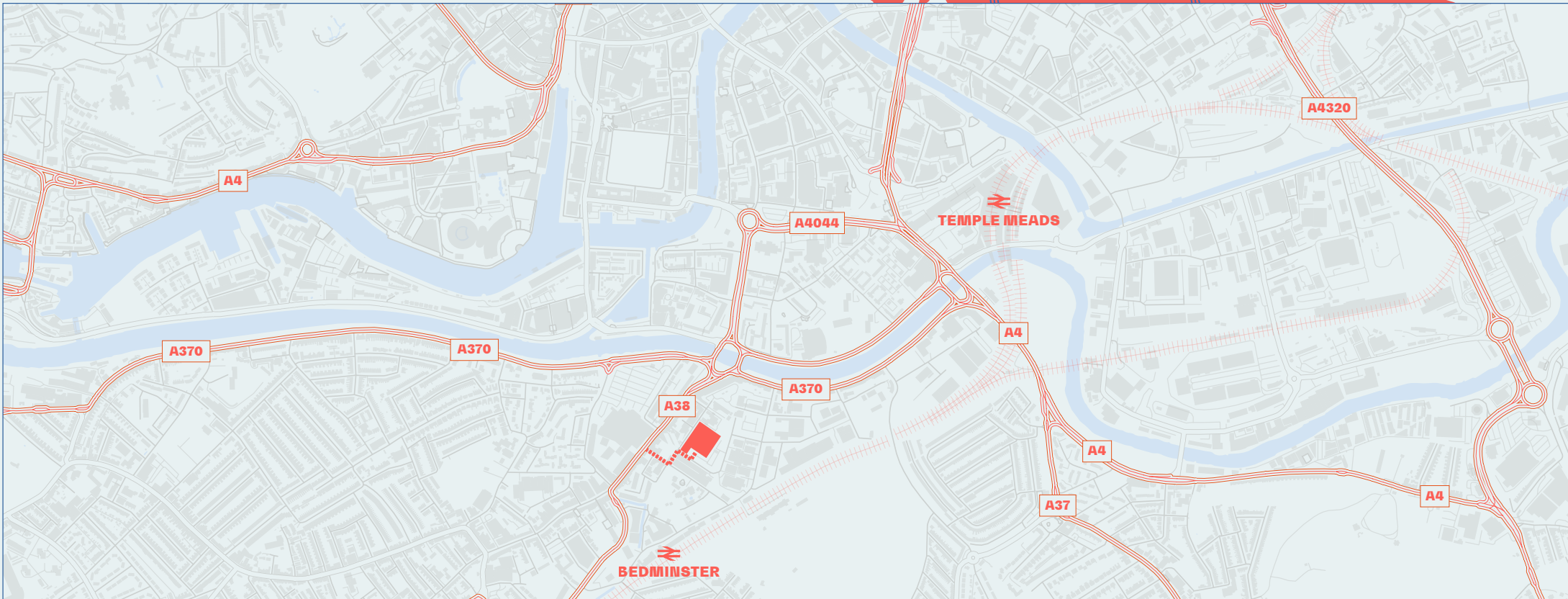
WHERE URBAN NETWORKS MEET NATIONAL REACH

The property occupies a prominent position on Willway Street within the established South Bristol suburb of Bedminster, approximately one mile south of Bristol City Centre.

The location benefits from excellent access to Bristol's labour pool, amenities and transport infrastructure, with Bristol Temple Meads Station situated approximately one mile to the north-east.

The property is strategically positioned to serve Bristol city centre and the wider conurbation, making it highly suitable for a range of industrial, logistics, storage and commercial occupiers.

Industrial opportunities of this scale and nature within close proximity to Bristol city centre are exceptionally rare, particularly on a substantial self-contained site.

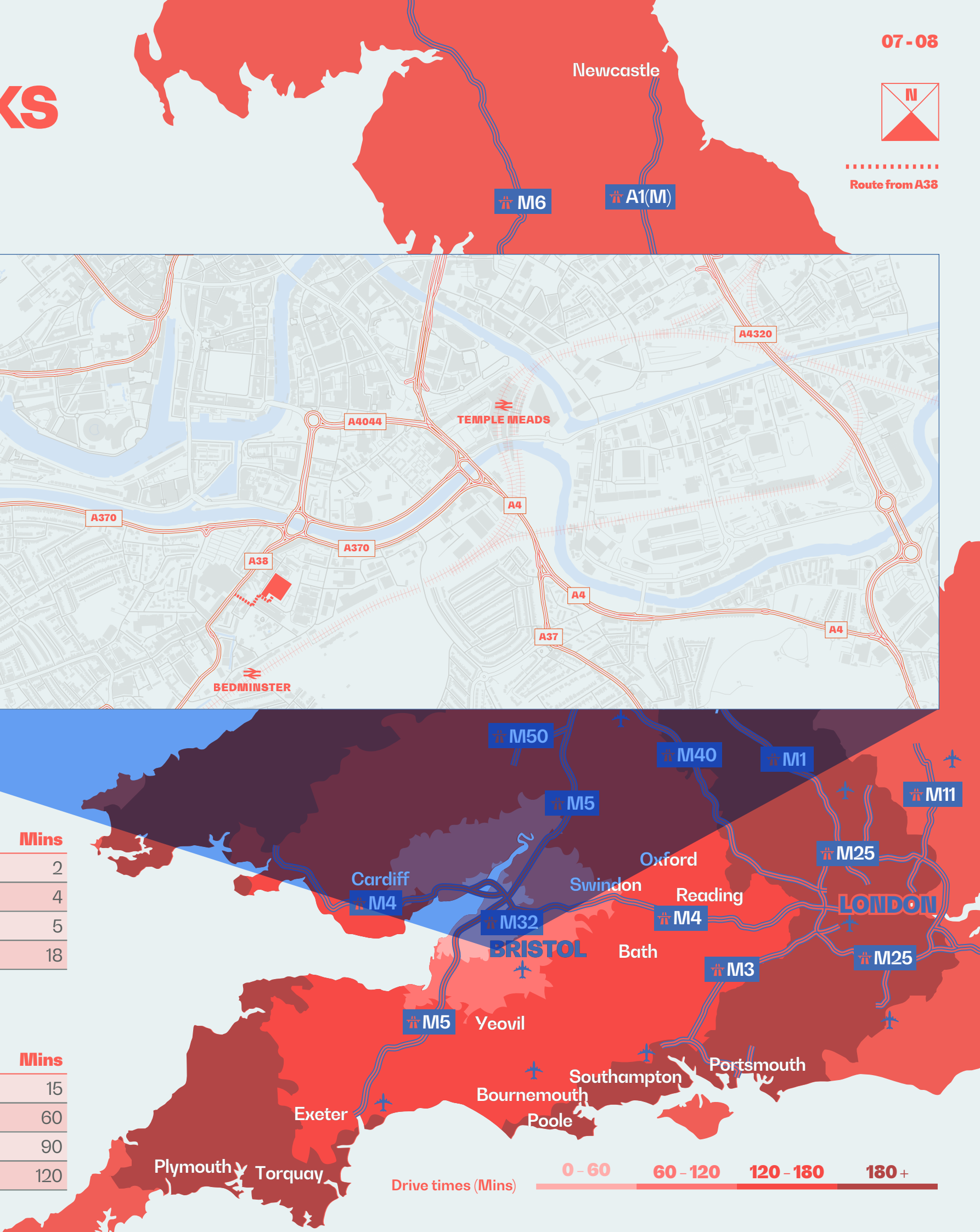


Road	Miles	Mins
A38	0.5	2
A4	1	4
M32 J1	5.2	8
M4 J19	6	9
M5 J18	7	18

Rail Station	Miles	Mins
Bedminster Station	0.3	2
Bristol Temple Meads	0.6	4
Parson Street	1.1	5
Bristol Parkway	7	18

Port	Miles	Mins
Avonmouth Docks	7	18
Royal Portbury Dock	9	20
Port of Newport	30	40
Port of Cardiff	40	50

Airport	Miles	Mins
Bristol Airport	7	15
Cardiff Airport	50	60
Birmingham Airport	80	90
London Heathrow	105	120





WELL POSITIONED FOR BRISTOL'S WORKFORCE

EXCEPTIONAL TALENT POOL

Bristol has a population of c.494,000 people, with a young demographic and median age of just 33.4 years, significantly below the England & Wales average of 40.3 years, supporting a dynamic and productive workforce.

ESTABLISHED INDUSTRIAL & LOGISTICS MARKET

The city supports approximately 13,000 transport and storage jobs and benefits from a strategic position at the intersection of the M4 and M5 motorways, serving South Wales, the South West and the wider UK logistics network.

TWO LEADING UNIVERSITIES SUPPLYING GRADUATE TALENT

The University of Bristol and University of the West of England (UWE) collectively support a student population exceeding 60,000, creating a continual pipeline of graduates across engineering, technology, business, logistics, sciences and professional services.

STRONG INDUSTRIAL WORKFORCE

More than 27,200 residents are employed in process, plant, machine operative and elementary occupations, providing occupiers with access to a substantial industrial and logistics labour pool.

HIGHLY QUALIFIED LABOUR FORCE

More than 53% of residents hold high-level qualifications (NVQ Level 4+), making Bristol one of the UK's most skilled city economies and an attractive location for businesses requiring technical, professional and managerial talent.

SUBSTANTIAL LOCAL LABOUR CATCHMENT

The Bedminster ward is home to over 13,000 residents, while the wider BS3 area provides access to one of Bristol's most densely populated residential catchments, offering a strong local workforce within walking and cycling distance.

SIGNIFICANT EMPLOYMENT HUB

The city supports approximately 352,000 jobs, equivalent to a jobs density of 1.01, outperforming the South West average of 0.88 and reinforcing Bristol's status as a major regional employment centre.

ONE OF THE UK'S STRONGEST KNOWLEDGE ECONOMIES

Bristol has the highest productivity of any major UK regional city and one of the country's highest concentrations of knowledge-based employment, particularly in technology, aerospace, engineering and professional services.

GLOBAL CENTRE FOR AEROSPACE & ADVANCED ENGINEERING

Bristol is home to major international employers including Airbus, Rolls-Royce, BAE Systems and GKN Aerospace, underpinning one of the UK's most highly skilled engineering workforces.



FLEXIBLE TENANCY

The property is currently let to **Meanwhile Creative**.

- The Lease is currently being renewed on the following terms, subject to contract:
- Three-year lease term.
- Contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.
- Rolling mutual break option exercisable on six months' written notice.
- Passing rent of **£130,000 per annum exclusive**.

Further tenancy documentation is available upon request.

TERMS

The property is available **freehold**, subject to the existing occupational tenancy which can be terminated on 6 months' notice to obtain vacant possession.

PRICE

Price on Application.

BUSINESS RATES

The building has now been rated based on its current multi-tenanted use and split demises, but when last rated as one building in 2023 it was given a £232,000 Rateable Value. Interested parties are advised to make their own enquiries with the Valuation Office Agency.

PLANNING

The property has a long-established history as a furniture warehouse, showroom and distribution facility, most recently occupied by Park Furnishers. It is currently occupied in part by Meanwhile Creative, providing flexible workspace for a range of small businesses and creative occupiers, demonstrating the building's adaptability and ongoing employment use.

Situated within the Whitehouse Street Regeneration Area, the property is well placed to benefit from significant investment in the surrounding area, including new commercial development, public realm improvements and enhanced connectivity, further strengthening the appeal of this established urban location.

EPC

The property currently has an EPC rating of D-98 which is valid until 2034

INSPECTION & FURTHER INFORMATION

Strictly by prior appointment with the sole agents.



JACK DAVIES

Director, Industrial & Logistics
+44 (0) 7901 853 503
jack.davies@savills.com

CHRIS BIRAKOS

Director
+44 (0) 7980 682 802
chris.birakos@savills.com