



Unit 3 Camwal Court Camwal Road, Bristol, BS2 0UZ

TO LET

Area: 5,618 sq ft (522 sq m) | Rent PA: £67,500

LOCATION

The property is located in St Philips, the industrial center of Bristol, adjoining Chapel Street, providing good access to Feeder Road. St Philips benefits from excellent access to major arterial routes, with good access onto the A4320 and A4 Bath Road, whilst J.3 M32 is C2.5 miles.

Bristol University are close to completing a new Business Campus alongside upgrading Bristol Temple Meads, which in turn is attracting significant investment into the area.

KEY FEATURES

- To be refurbished
- Centrally located
- Good access to A4 and M32
- Internal offices
- 6.53m eaves
- Single electric roller shutter door
- Car parking
- Close proximity to Bristol Temple Meads

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DESCRIPTION

Unit 3 is a mid-terraced warehouse of steel portal frame providing 6.53m eaves, under an asbestos sheet roof incorporating C.10% roof lights. The unit is configured to provide ground and first floor offices with access to the warehouse via a single roller shutter door.

Externally the unit benefits from designated car parking and loading area.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	4,374	406
GF Office	622	58
FF Office	622	58
TOTAL	5,618 SQ FT	522 SQ M

TENURE:

The property is available on a new full repairing and insuring lease for a term to be agreed.

PLANNING:

We understand the property benefits from E, B2 and B8 Uses. We recommend interested parties make their own investigations.

RENT PA:	£67,500	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	Currently running at £4,623.48 per annum	RATEABLE VALUE:	The property is listed as Warehouse and Premises and has a rateable value of £54,000 as of April 2026. For rates payable please contact the marketing agents.
LEGAL COSTS:	Each party to be responsible for their own legal costs.	EPC:	Available upon request.

VIEWING:

For further information or to arrange a viewing, please contact:

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SUBJECT TO CONTRACT