



## Unit 4

Marketside Trading Estate, Bristol, BS2 0XS

### Centrally Located Industrial Unit

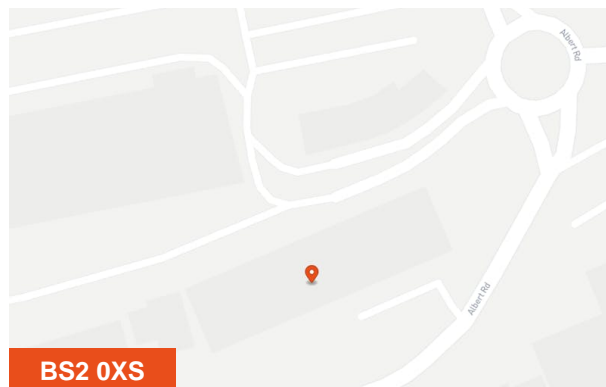
**3,006.50 sq ft**

(279.31 sq m)

- Allocated Parking
- c. 1.5 Miles from Bristol City Centre
- Minimum Eaves Height of 5.8m Across the Unit

## Summary

Available Size	3,006.50 sq ft
Rent	Rent on application
Rates Payable	£12,312 per annum Current rateable value (1 April 2023 to present)
Rateable Value	£28,500
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)



## Viewing & Further Information

### Simon Harvey

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## Description

The property comprises a mid terrace industrial/warehouse unit constructed on a steel portal frame with brick, blockwork and insulated metal clad elevations under a pitched roof. Internally, the unit has ground floor offices with lighting and vinyl flooring. The warehouse has a concrete floor, fluorescent strip lighting, 3 phase electricity and a clear eaves height of 5.8m. Vehicular access is via a metal sectional shutter loading door to the front elevation with parking to the front of the property.

## Location

Marketside Industrial Estate is situated in the well-established industrial area of St Philips. The Estate has a prominent position at the junction of Albert Road and Albert Crescent. The Estates has good transport links to the M32 and the A4 via St Philips Causeway 0.4 of a mile to the East and Bristol City Centre 1 mile to the North.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Office	509	47.29
Mezzanine	509	47.29
Warehouse	1,988.50	184.74
<b>Total</b>	<b>3,006.50</b>	<b>279.32</b>

## Viewings

For further information /viewings, please contact the agents:

## Terms

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## Legal Costs

Parties are to be responsible for their own legal costs incurred in the transaction.