



6, 7, 8, & 9 Ferry Steps Industrial Estate Albert Road, Bristol, BS2 0XW

TO LET

Various Sizes Available

LOCATION

The units are located in St Philips which is the established industrial area of Bristol city centre. The units front onto Albert Road at the junction of Totterdown Bridge which connects to the A4 Bath Road. The units are approximately 2 miles from J3 M32 which connects to the J19 M4.

KEY FEATURES

- Rare small unit availability
- To be refurbished
- Central Bristol location
- Located next to the A4 Bath Road
- New FRI lease from the Landlord
- Steel roof
- 3-phase power
- Available January 2025

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DESCRIPTION

The units were constructed in 1986 on a steel portal frame set beneath a pitched steel roof. The elevations are glazed with a pedestrian entrance and a roller shutter door (3m high x 3m wide) with cladding above. Internally the units provide a small office, WC and warehouse/workshop providing an internal eaves height of approximately 3.5m. The properties each have a 3 phase electricity supply.

FLOOR AREA:

	AREA SQ FT	AREA SQ M	RENT
Unit 6	877	81	£14,000
Unit 7	646	60	£10,500
Unit 8	646	60	£10,500
Unit 9	646	60	£10,500

TENURE:

New FRI leases for a term of years to be agreed

PLANNING:

Interested parties to make their own enquiries with the LPA. We believed the properties are suitable for Use Classes E (old B1c light industrial) and B8 (storage & distribution).

VAT:

All figures are exclusive of VAT if applicable.

SERVICE CHARGE:

POA.

RATEABLE VALUE:

To be assessed

EPC:

Available upon request.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

VIEWING:

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

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SUBJECT TO CONTRACT