



Unit 35, Brookgate Trading Estate Brookgate, Bedminster, BS3 2UN

TO LET

Area: 5,461.00 sq ft (507.34 sq m) | Rent PA: £50,000.00

LOCATION

South Liberty Lane is the main industrial suburb within South Bristol, providing a range of warehouse, trade counter and industrial units for various businesses. Access can be provided directly from South Bristol Link Road, which now provides the estate with unrivalled access to the Bristol and North Somerset market and also provides direct access to Junction 18 of the M5 Motorway via the Portway.

KEY FEATURES

- To Be Refurbished
- Large Secure Yard
- Steel profile roof
- Close proximity to South Bristol Link
- End terraced unit
- Access to A370, A38 and A4 to M5
- Warehouse/Trade Counter Unit
- New FRI Lease

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DESCRIPTION

The Warehouse/industrial unit is due to be refurbished. It provides clear open plan space with an eaves height of 5m, with two storey office accommodation to the front elevation. Access is provided by a roller shutter door and the unit benefits from a secure yard to the front elevation.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	4,498.00	417.88
GF Office	482.00	44.78
FF Office	481.00	44.69
TOTAL	5,461.00 SQ FT	507.34 SQ M

TENURE:

New FRI lease for a term of years to be agreed.

PLANNING:

Parties to make their own enquiries with Bristol City Council

RENT PA: £50,000.00

VAT: All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE: The unit has a rateable value of £19,750. Please contact the agents to confirm rates payable.

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:

Rob Russell
Russell Property Consultants
01179 732 007
07540 994 123
rob@russellpc.co.uk

Chris Miles
Russell Property Consultants
01179 732 007
07970 886 740
chris@russellpc.co.uk

Rhys Jones
Knight Frank
01179174534
rhys.jones@knightfrank.com

SUBJECT TO CONTRACT