

**Recently
refurbished**



 **Brookgate**
 **Trading Estate**
 **Unit 4**

Bristol BS3 2UN

TO LET
**Warehouse/
Trade Counter Unit**
5,377 sq ft (499.60 sq m)

Brookgate Trading Estate Unit 4

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Indicative photography



Location

South Liberty Lane is the main industrial suburb within South Bristol, providing a range of warehouses and industrial units for various businesses. Historically, access to South Liberty Lane was gained via Winterstoke Road, however additional access is now provided via the South Bristol Link Road which opened in May. This now provides the estate with unrivalled access to the Bristol and North Somerset markets. The subject property occupies a prominent location fronting the new junction and access to South Liberty Lane.

Description

The warehouse provides clear open plan space with an eaves height of 5.64 metres, with ground floor amenities and first floor offices. A trade counter entrance has been installed to the front elevation. Access is provided by an electric roller shutter door and the unit benefits from a secure yard. The unit occupies a prominent position fronting the main route through the industrial estate and is in close proximity to the South Bristol Link Road, and would therefore suit a trade counter user.

Accommodation

The unit has the following approx. floor areas (GIA):

Warehouse	4,806 sq ft	446.50 sq m
Ground Floor Amenities	115 sq ft	10.70 sq m
First Floor Office	456 sq ft	42.40 sq m
TOTAL	5,377 sq ft	499.60 sq m

Tenure

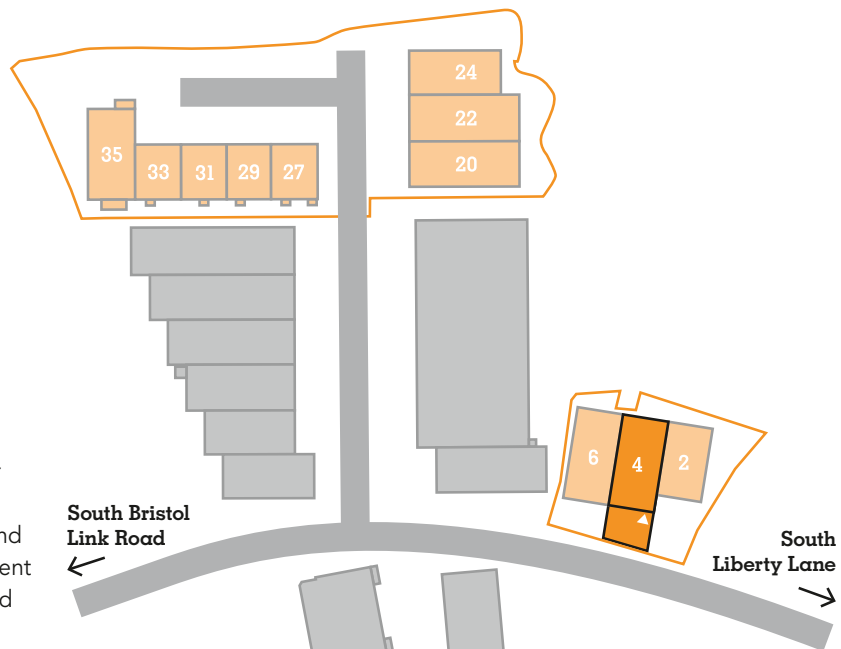
A new full repairing and insuring lease is available for a term of years to be agreed.

Rating

The unit is currently listed as Workshop and Premises with a Rateable Value of £20,750. For rates payable please contact the marketing agents.

EPC

D (84).



Viewing

For further information or to arrange a visit, please contact the joint agents:



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CAISSON
INVESTMENT MANAGEMENT

Important Notice. These particulars do not constitute any offer of contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. KF/RPC HD2391 05/20