



 **South Liberty Lane**
 **Trading Estate**
 **Unit 129**

Bristol BS3 2SZ

TO LET
**Warehouse/
Trade Counter Unit**
6,030 sq ft (560.21 sq m)

South Liberty Lane

Trading Estate

Unit 129

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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. This gives the estate unrivalled access to the Bristol and North Somerset markets. The subject property occupies a prominent location on South Liberty Lane.

Description

The warehouse/trade counter unit is positioned on South Liberty Lane, with clear prominence for passing trade. The property benefits from a secure yard and access is gained via a roller shutter door. The warehouse is to undergo a substantial refurbishment programme which will result in re-configuring the property back to the original layout. Internally, offices would be located at first floor level with amenities positioned at ground floor level.

Accommodation

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

Warehouse and amenities	5,017 sq ft	466.09 sq m
First Floor	1,013 sq ft	94.11 sq m
TOTAL	6,030 sq ft	560.21 sq m

Tenure

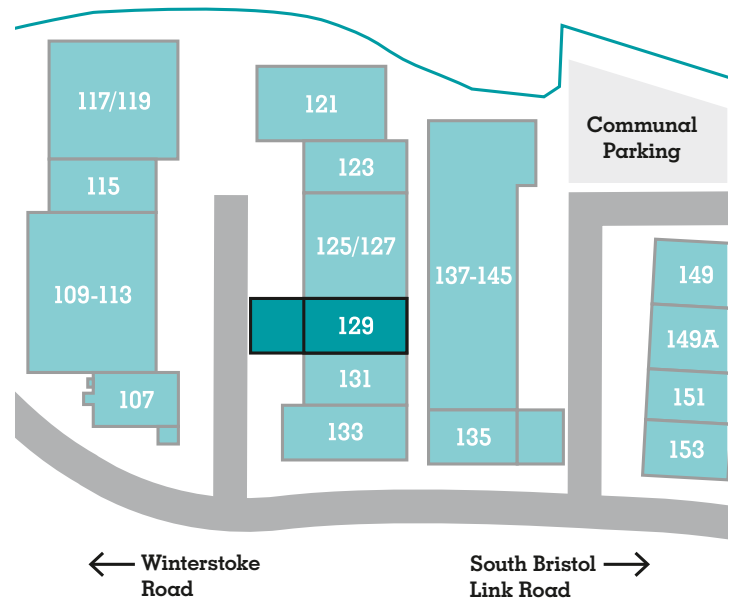
The property is available on a new full repairing and insuring lease for a term of years to be agreed.

Rating

The property is listed as warehouse and premises with a rateable value of £21,000. For rates payable please contact the marketing agents.

EPC

The energy performance rating is D-89.



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 HD2347 11/19