



Unit 155A, South Liberty Lane Trading Estate South Liberty Lane, Bedminster, Bristol, BS3 2TL

TO LET

Area: 5,292.00 sq ft (491.64 sq m) | **Rent PA:** £42,071.40

LOCATION

The subject property occupies a prominent position fronting South Liberty Lane Trading Estate, which is currently accessed via Winterstoke Road. However, the estate now benefits from a new access route direct from the South Bristol Link Road, which is now open. This now gives the Estate an unrivalled location for accessing South Bristol and North Somerset.

KEY FEATURES

- Fronting South Liberty Lane
- Secure yard to front
- High profile unit
- Communal car parking nearby
- To be fully refurbished
- Suit trade occupier
- Access via new South Bristol Link Road
- Well managed estate

Unit 155A, South Liberty Lane Trading Estate South Liberty Lane, Bedminster, Bristol, BS3 2TL

DESCRIPTION

The warehouse / trade counter unit is positioned fronting South Liberty Lane, with clear prominence for passing trade. The property benefits from a secure yard and access is gained via a single 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. There is an opportunity to re-configure the unit to benefit from passing trade, due to its high profile location.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	4,739.00	440.27
FF Offices	553.00	51.38
TOTAL	5,292.00 SQ FT	491.64 SQ M

TENURE:

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

PLANNING:

All applicants to make their own enquiries with the Local Planning Authority.

RENT PA: £42,071.40

VAT:

All figures are exclusive of VAT if applicable.

SERVICE CHARGE: A service charge is applicable

RATEABLE VALUE:

The unit is currently listed as "Warehouse and Premises" with a Rateable Value of £20,000. For rates payable please contact the marketing agents.

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

Josh Gunn
Knight Frank
01179 174 534
josh.gunn@knightfrank.com

SUBJECT TO CONTRACT