



## Unit 149 - 153 South Liberty Lane Trading Estate South Liberty Lane, Bristol, BS3 2TL

### TO LET

**Area:** 19,632 sq ft (1,824 sq m) | **Rent PA:** £245,400

### 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 now provides the estate with unrivalled access to the Bristol and North Somerset markets. The subject property occupies a prominent location fronting South Liberty Lane.

### KEY FEATURES

- Fully refurbished
- Secure yard
- Combination of units
- 5.4m eaves
- South Bristol Link Road
- Approx. 2.5 miles from city centre
- Steel roof
- New FRI lease from the Landlord

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### DESCRIPTION

Warehouse / industrial property with each unit incorporating integral ground floor WC's, and first floor office. Brick up to approximately 5.00m height along front elevation. Clear span concrete frame construction. Steel profile roof, with 20% translucent roof panels. 5.41m eaves height, 5.04m minimum clear height. Electric loading door, uPVC double glazed windows and LED lighting. Secure concrete yard.

### FLOOR AREA:

| FLOOR         | AREA SQ FT          | AREA SQ M         |
|---------------|---------------------|-------------------|
| Unit 151      | 4,429               | 411               |
| Unit 153      | 4,400               | 409               |
| Unit 149-149a | 10,803              | 1,004             |
| <b>TOTAL</b>  | <b>19,632 SQ FT</b> | <b>1,824 SQ M</b> |

### TENURE:

A new FRI lease for a term of years to be agreed.

### PLANNING:

Suitable for E (old B1c), B2 and B8. All interested parties to make their own enquiries with the LPA.

|                        |   |                        |   |
|------------------------|---|------------------------|---|
| <b>RENT PA:</b>        | £245,400  | <b>VAT:</b>            | All figures are exclusive of VAT if applicable. |
| <b>SERVICE CHARGE:</b> | POA.  | <b>RATEABLE VALUE:</b> | To be assessed                                  |
| <b>LEGAL COSTS:</b>    | Each party to be responsible for their own legal costs. | <b>EPC:</b>            | Available upon request.                         |

### VIEWING:

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

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

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

**Russell Crofts**  
Knight Frank  
01179 174 535  
07990 707723  
russell.crofts@knightfrank.com

### SUBJECT TO CONTRACT