



Unit 149/149a South Liberty Trading Estate South Liberty Lane, Bristol, BS3 2TL

TO LET

Area: 10,803 sq ft (1,004 sq m) | **Rent PA:** £135,000

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 is located on South Liberty Lane, adjacent a free communal car park.

KEY FEATURES

- To be refurbished
- Secure concrete yard to front
- 5.40m eaves height
- Close to South Bristol Link Road
- 2.5 miles from Bristol City Centre
- Profile steel roof
- New lease terms
- Adjacent free car park

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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 and 5.40m eaves height. Two electric loading doors, uPVC double glazed windows and LED lighting. Secure concrete yard and car parking to the front elevation. The units are currently amalgamated but could be made available separately.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	8,455	785
GF Office	1,132	105
FF Office	1,216	113
TOTAL	10,803 SQ FT	1,004 SQ M

TENURE:

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

PLANNING:

Suitable for Use Class E (former B1c), B2 and B8. Interested parties should make their own enquires.

RENT PA:	£135,000	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	RATEABLE VALUE:	The rateable Value is £56,000. Please contact the agents for 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:

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SUBJECT TO CONTRACT