



Unit 20 Brookgate Trading Estate Brookgate, Bristol, BS3 2UN

TO LET

Area: 6,443 sq ft (599 sq m) | Rent PA: £80,538

LOCATION

South Liberty Lane is the main industrial suburb within South Bristol, providing a range of warehouse, trade counter and industrial units for various businesses. Access can be provided directly from South Bristol Link Road, which now provides the estate with unrivalled access to the Bristol and North Somerset market and also provides direct access to Junction 18 of the M5 Motorway via The Portway.

KEY FEATURES

- Secure Yard
- 5.78m Eaves
- Steel Roof
- Close Proximity to South Bristol Link
- Access to A370, A38 and A4 to M5
- Established Commercial Location
- Warehouse/ Trade Counter Unit
- New FRI Lease

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DESCRIPTION

An end-terraced Warehouse / Light Industrial unit located on Brookgate Trading Estate. The property benefits from a secure yard and access is gained via a single roller shutter door. The warehouse is to undergo a light refurbishment programme. Internally, offices are located on the first floor with amenities positioned at ground floor level.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	5,280	491
GF Office	665	62
FF Office	498	46
TOTAL	6,443 SQ FT	599 SQ M

TENURE:

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

PLANNING:

B8 storage & distribution. Interested parties to make their own enquiries with the LPA

RENT PA:	£80,538	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	RATEABLE VALUE:	To be confirmed
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