



Unit 3 Merchants Trade Park Feeder Road, Bristol, BS2 0TX

TO LET

Area: 3,630 sq ft (337 sq m) | Rent PA: £55,000

LOCATION

Merchants Trade Park is directly fronting Feeder Road in St Philips, the main established trade counter and industrial area for Central Bristol. Located approximately 1 mile east of Bristol City Centre and Temple Meads Rail Station, and 1 mile south of J3 of the M32. Feeder Road is accessed off the A4 Bath Road via Albert Road, and the A4320 St Philips Causeway via either Albert Road or Whitby Road. The A4320 St Philips Causeway connects directly to J3 of the M32 motorway, while the A4 Bath Road provides access to Bristol City Centre, the A4174 Avon Ring Road, and Bath City Centre.

KEY FEATURES

- Prime trade location
- Established location
- High profile and prominence
- Tool Station & ATS Euromaster next door
- 8 parking space
- Eaves 6.70m
- New FRI lease from the landlord
- Trade entrance and first floor offices

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DESCRIPTION

Prime modern trading estate. End of terrace trade counter unit refurbished to a high standard. Warehouse unit with ground floor WC's and reception area and an undercroft capable of conversion to trade counter area. First floor office accommodation. Dedicated loading apron. 8 dedicated car parking spaces. Clear internal height of over 6.70m. Loading access via an electric up-and-over sectional roller shutter loading door.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Ground Floor	3,110	289
FF Office	520	48
TOTAL	3,630 SQ FT	337 SQ M

TENURE:

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

PLANNING:

Suitable for B8/trade counter and E (old B1c) light industrial.

RENT PA: £55,000

VAT: All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE: Draft RV for April 2023 is £39,250. This draft sum has not been challenged or assessed.

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