South Liberty Lane Trading Estate Unit 103

Bristol BS3 2SZ

TO LET

High Profile Refurbished Warehouse/ Trade Counter Unit

8,326 sq ft (773.51 sq m)

July 2017

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Location

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

Description

The property has undergone extensive refurbishment and provides clear open plan space, an eaves height of 5m and benefits from access via a single roller shutter door. Open plan offices are located on the first floor. Externally, the warehouse benefits from ample car parking and a decent circulation and loading area.

Accommodation

The unit has the following approx. floor areas (GIA):

Warehouse	6,693 sq ft	621.80 sq m
Ground floor amenities	438 sq ft	40.71 sq m
First floor	1,195 sq ft	111.00 sq m
TOTAL	**8,326 sq ft**	**773.51 sq m**

Tenure

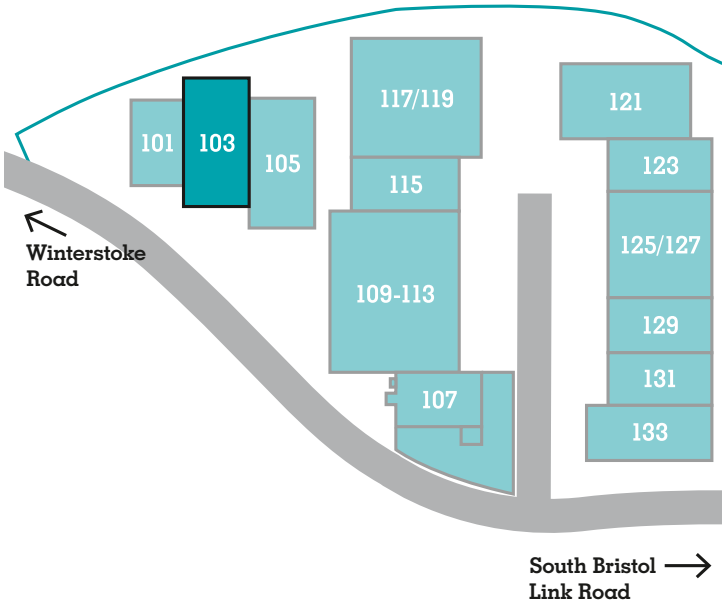
A new full repairing and insuring lease is available for a term of years to be agreed.

Rating

The unit is listed as warehouse and premises, with a rateable value of £26,750. Please contact the agents to confirm rates payable.

EPC

Energy performance rating of 93 (D).



Viewing

For further information or to arrange a visit, please contact the joint agents:

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Important Notice. These particulars do not constitute any offer of contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. KF/RPC HD2058 07/17