

BRISTOL
LIBERTY
INDUSTRIAL PARK BS3 2SU

UNIT
1

26,767 SQ FT (2,486.71 SQ M) TO LET

FULLY REFURBISHED WITH SECURE SELF-CONTAINED YARD

SERVING SOUTH & CENTRAL BRISTOL



MAY 2018



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OVERVIEW

- AN ESTABLISHED TRADE / DISTRIBUTION / LIGHT INDUSTRIAL LOCATION
- GREAT ACCESS TO NEW SOUTH BRISTOL LINK ROAD
- HALF A MILE FROM WINTERSTOKE ROAD, BEDMINSTER AND SOUTH BRISTOL RING ROAD
- EASY ACCESS TO THE A370, A4 PORTWAY AND A38 AIRPORT ROAD
- GOOD ACCESS TO THE M5 JUNCTION 18

KEY FEATURES

- The unit is detached and benefits from:
- Fully refurbished throughout
 - Secure self-contained yard of 0.33 acres (14,506 sq ft)
 - Brand new insulated composite roof with 10% skylights
 - Steel portal frame construction with a minimum eaves of 6m (20ft)
 - Two electric loading doors
 - Office accommodation over two floors with suspended ceilings, recessed lighting, carpeting, WCs and kitchen area

AMPLE LOCAL AMENITIES

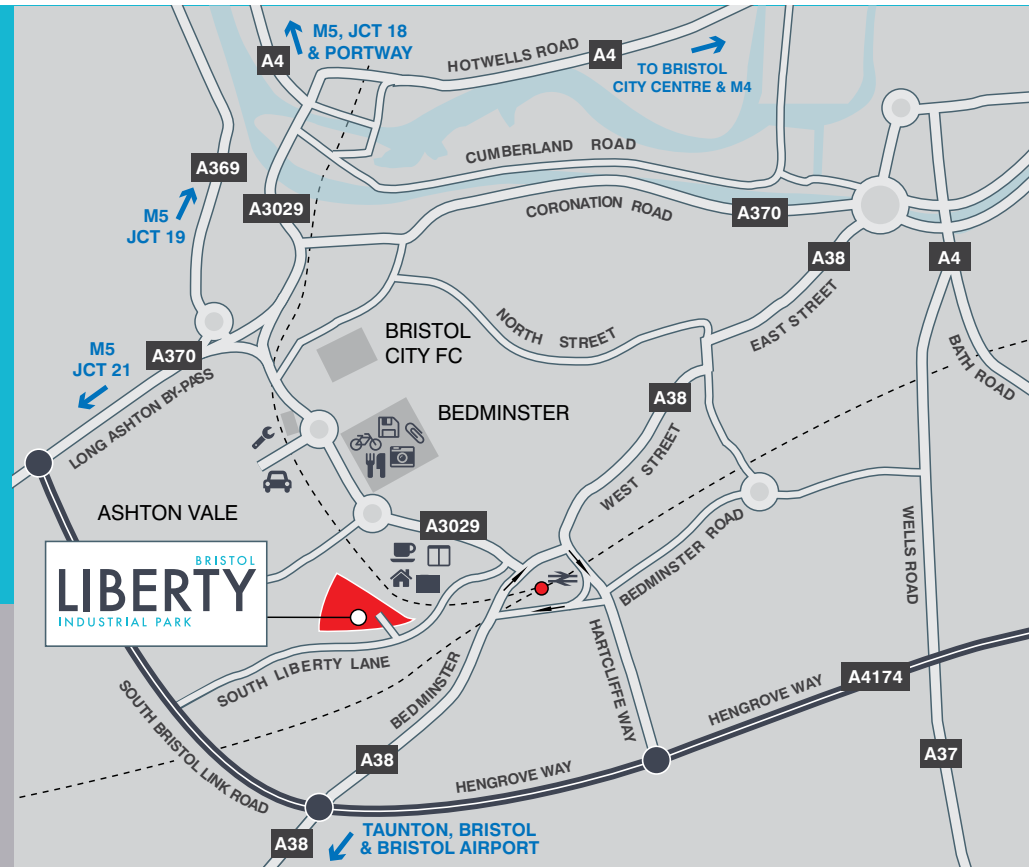
There are many local amenities all within easy reach of the park to benefit you and your staff:

- 🚆 Parson Street Train Station
- 🛒 Sainsbury's
- 💻 PC World
- 📺 Currys
- 🚲 Halfords
- 📎 Staples
- 🍗 KFC
- 🏠 Big Yellow Self Storage
- 🔧 Toolstation
- 🏠 Jewson
- 🚗 Manheim Car Auctions
- 🚐 Bailey Caravans

ACCOMMODATION

The premises provide the following approximate gross internal areas (measured in accordance with the RICS Code of Measuring Practice).

UNIT 1	SQ FT	SQ M
Warehouse	24,325	2,259.81
Ground floor office	1,221	113.45
First floor office	1,221	113.45
Total	26,767	2,486.71



TERMS

The unit is available by way of a new fully repairing and insuring lease for a term to be agreed.

LEGAL COSTS

Both parties are responsible for their own legal costs incurred in the transaction.

SERVICES

We understand that the property is connected to mains water, drainage and 3-Phase electricity.

EPC RATING

The Energy Performance rating is currently; D (78).

BUSINESS RATES

The unit is listed as warehouse and premises, with a rateable value of £107,000 from April 2017. Please contact the agents to confirm rates payable.

VIEWING

Strictly by appointment with the joint sole agents:



0117 945 8814

KnightFrank.co.uk



0117 927 6691

jll.co.uk/property

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