

77 Feeder Road,
St Philips, Bristol
BS2 0TQ

Strategically Located
Freehold Industrial
Investment



June 2025

 JLL SEE A BRIGHTER WAY



- Situated within the Bristol Temple Quarter regeneration scheme
- Established industrial location in the heart of Bristol's St Philips Industrial area
- Fronting onto the busy Feeder Road which has good access to Junction 3 of the M32 motorway, St Philips Causeway and to the A4174 Avon Ring Road
- Detached single let industrial asset which benefits from a secure yard and parking at the front
- 9,400 sq ft (873.29 sq m) GIA
- Site area of 0.323 acres (0.131 hectares)
- Freehold
- Let to the Spicery Ltd on a 10 year lease with a 5 year break option
- Rental income of £101,900 per annum exclusive
- Low base rent of only £10.84 sqft overall with strong growth potential
- AWULT of 9.72 years to expiry, and 4.72 years to break
- Offers to be invited for the freehold interest

Bristol

Bristol is the 5th largest city in the UK and the administrative and commercial capital of the south west of England with an estimated population of 724,000 and a larger urban zone with an estimated population of 1.6 million residents.

Bristol ranks amongst the most attractive, successful and culturally prestigious cities in the UK. The city's success is based on its world class knowledge economy based in technology, aerospace, defence, engineering, ICT & electronics, financial services, media, creative and environmental industries.

Bristol is strategically located at the Junction of the M4 and M5 motorways and is approximately 125 miles west of London, 40 miles east of Cardiff and 88 miles south of Birmingham.

Situation

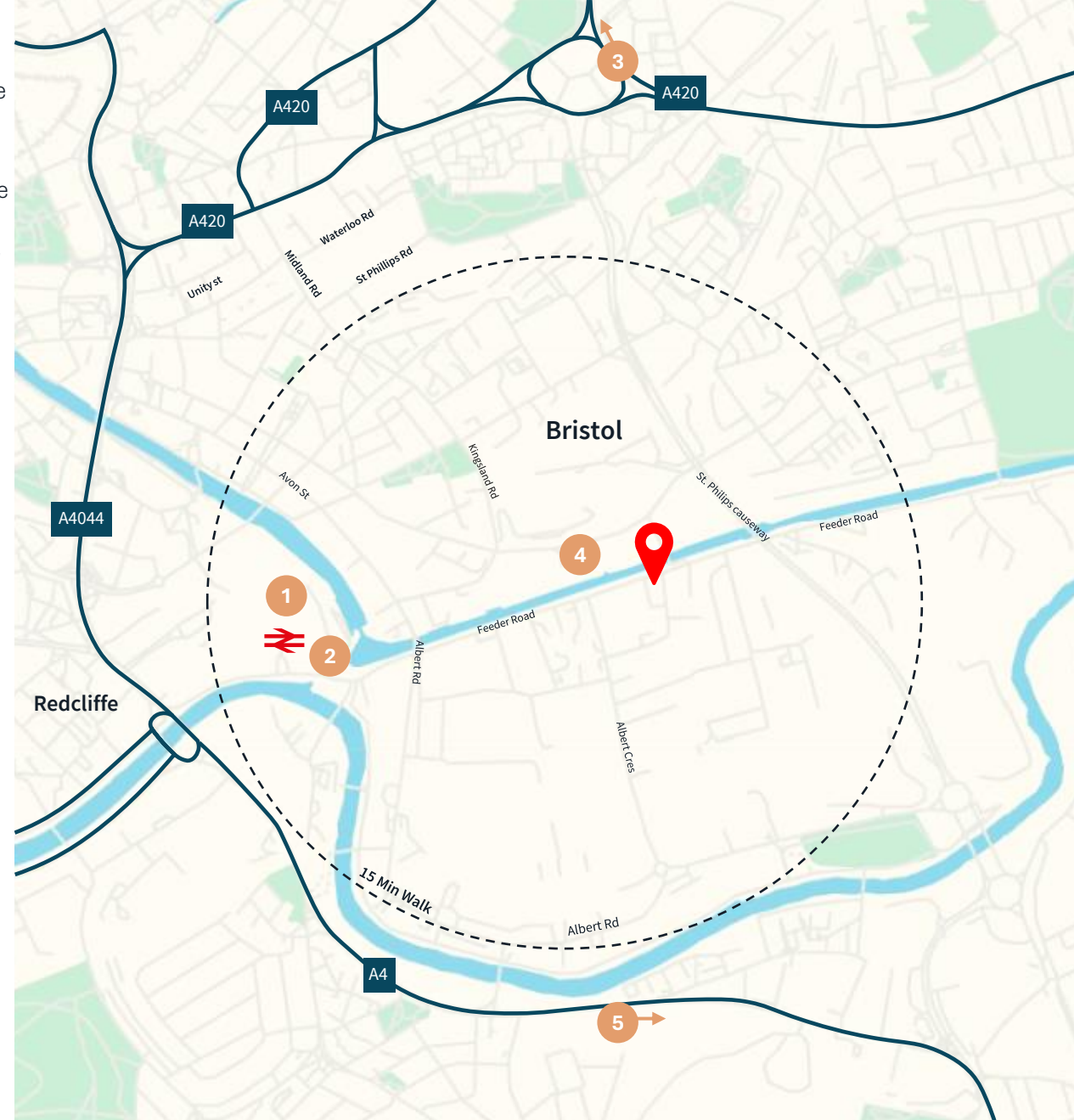
The site is situated on Feeder Road in St Philips, approximately 1 mile southeast of Bristol city center. Feeder Road is the principal route through the established industrial area of St Philips and a popular trade counter location.

The property is situated within the Bristol Temple Quarter (BTQ), which is one of Europe's largest regeneration projects, covering 135 hectares in central Bristol. The scheme aims to generate £1.6bn for the regional economy through transformational growth within the BTQ by delivering thousands of new homes and a wide range of employment opportunities.

The site is located in a widely accessible location, with excellent connectivity to major road networks such as A4 (Bath Road) and the A4320 (St Phillips Causeway) leading to the M32 motorway network. Bristol Temple Meads Railway Station provides regular direct services to Bath in addition to a high-speed rail service to London Paddington, with an approximate journey time of 1 hour 30 minutes.

Key locations

- | | |
|---|--|
| 1 | Temple Meads Railway Station |
| 2 | Bristol University Enterprise Campus (under construction) |
| 3 | M4 Motorway Junction 19 |
| 4 | Silverthorne Mixed-use Regeneration Project (under construction) |
| 5 | A4 Bath Road |



Description

The property is a purpose-built detached warehouse, covering a total area of 9,400 sq ft. The unit is constructed with a steel frame, concrete flooring and profiled metal cladding.

It offers both warehouse and office space, along with parking at the front and a secure yard at the rear of the premises.

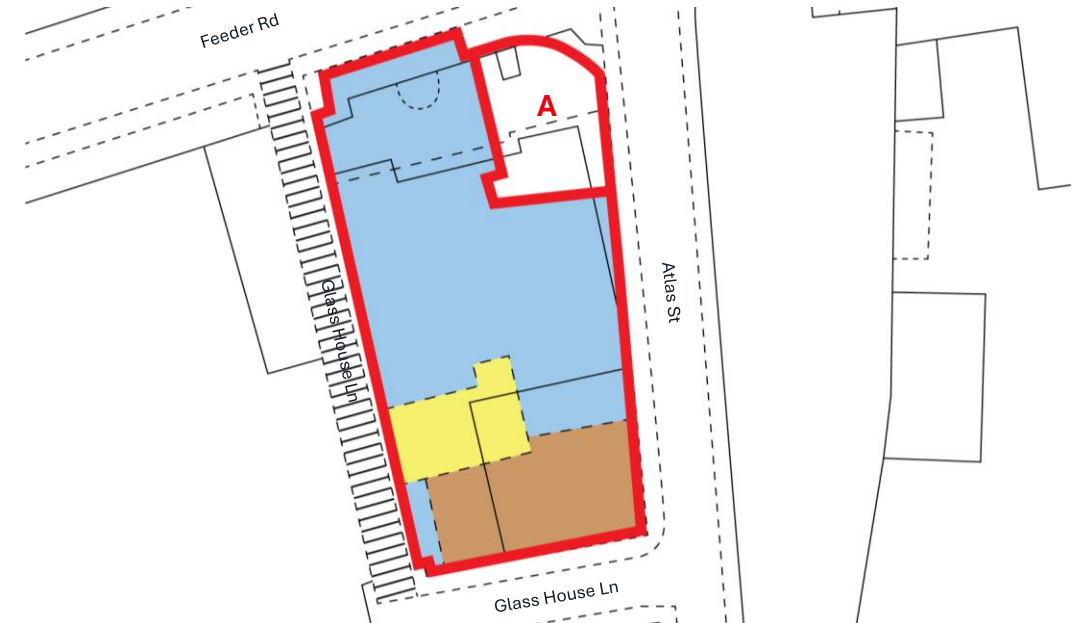
The warehouse features an internal eaves height of approximately 4.90m and is easily accessible via two sliding panel doors.



Specification

The premise specification is as follows:

- Internal eaves height of circa 4.90m
- Glazed entrance lobby to the front
- Vehicular access to the rear by way of two sliding panel doors measuring 4.72m high by 2.59m wide
- Offices at ground and first floor level comprising suspended ceilings, carpeting throughout, recessed lighting and perimeter trunking
- Open plan warehouse accommodation
- Warm air heating system to warehouse
- Connected to all mains services



Tenure

Freehold

Tenancy / Lease

The property is let to The Spicery Ltd on a full repairing and insuring lease for a term of 10 years commencing on 27th February 2025, expiring 26th February 2035, providing 9.72 years unexpired. There is a 5 year break option on 27th February 2030, providing 4.75 years unexpired.

The agreed rent is £101,900 per annum, reflecting £10.84 per sq ft. The lease is subject to a rent review in the fifth year which is to be reviewed on an open market basis.

Tenants Covenant

The Spicery Ltd has a D&B rating of 1A1 with a tangible net worth of £766,060. A full report can be provided if required.

EPC Ratings

D81

VAT

The Property has been elected for VAT and the purchase price is exclusive of any VAT that may be chargeable. It is anticipated that the transaction would be treated as a transfer of a Going concern (TOGC).

Description	Area (approx.)
77 Feeder Road	4.3 acres (1.74 hectares)
Floor Area	9,400 sq ft (GIA)

Quoting price

Offers to be invited for the freehold interest

Further Information

Additional information will be provided through access to a dedicated data site for the opportunity which will include:

- Title Information Pack;
- Occupational leases;
- Rental Payment History;
- EPC's;
- Insurance & Tax Documentation.



For further information, please contact:

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