



Quoting Rent:  
£13.00 per  
sq ft exclusive.

### The Property:

The premises comprises an end of terrace warehouse and provides the following approximate Gross Internal Floor Area:

#### Ground Floor:

7,618 sq ft (707.73 sq m)

#### First Floor Offices:

1,256 sq ft (116.69 sq m)

#### TOTAL

8,874 sq ft  
824.41 sq m

#### Plus Mezzanine:

1,405 sq ft (130.51 sq m)

## Unit 10 Liberty Park Industrial Estate, Bristol, BS3 2SU

Modern trade counter unit. Excellent transport links to Central and South Bristol. Rare opportunity to be situated close to Bristol City Centre.

### Highlights

- **Excellent Links to Central & South Bristol**
- Modern Trade Counter Unit
- Well Established Location
- Surface Level Electric Loading Door
- 6m Eaves

# The Location

## Nearby Neighbours

- BBS Plumbing & Heating Supplies
- EDS Roofing Supplies
- SIG Roofing
- Roofbase

## Connectivity

A38  
0.5 miles  
Bristol City Centre  
3.5 miles  
Junction 19 M5  
6.3 miles

## Amenities

- LED Lighting
- Toilets
- Kitchenette
- Electric Loading Door
- 3 Phase Electricity
- First Floor Offices

# Description

The subject property comprises an end of terrace light industrial warehouse that has been built around a steel portal frame with brick and clad elevations. The property has a clad roof with 15% translucent roof lights.

Internally, the property benefits from an open plan warehouse and a minimum internal eaves height of approximately 6.2m (20ft 3") rising to 8m (26ft 2") at the ridge. There is a fully fitted trade counter area at ground floor level as well as first floor offices.

Loading access is provided via a single surface level electric roller shutter door at the front elevation, with two separate double pedestrian entrances.

Externally, the unit benefits from generous car parking provisions and an allocated loading forecourt.

# Tenure

The property is available by way of a sub-lease or an assignment of the existing lease, which is due to expire 18<sup>th</sup> February 2031, with a tenant only break option on 18<sup>th</sup> February 2027. Alternatively, a new lease may be available directly from the Landlord.

# Rent

£13.00 per sq ft exclusive.

# VAT

All costs are subject to VAT where applicable.

# Planning

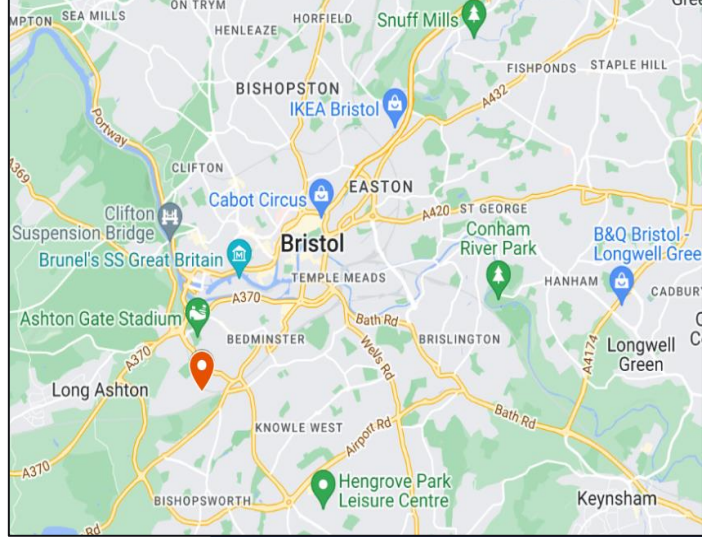
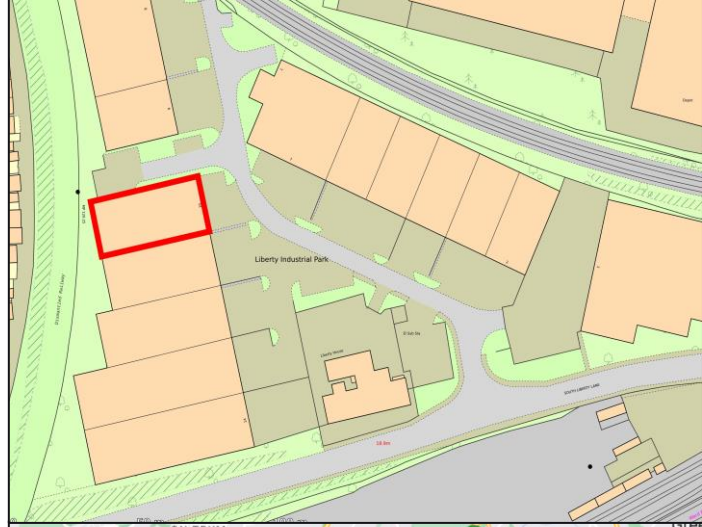
The property benefits from E, B2 & B8 use classes.

# Legal Costs

Each party to bear their own legal and surveyor costs incurred in the transaction.

# Energy Performance Certificate

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## Contacts

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