

**South Liberty Lane**

**Trading Estate**

**Unit 153**

**Bristol BS3 2TL**

**TO LET**

**Warehouse/**

**Trade Counter Units**

**4,478 sq ft (416 sq m)**

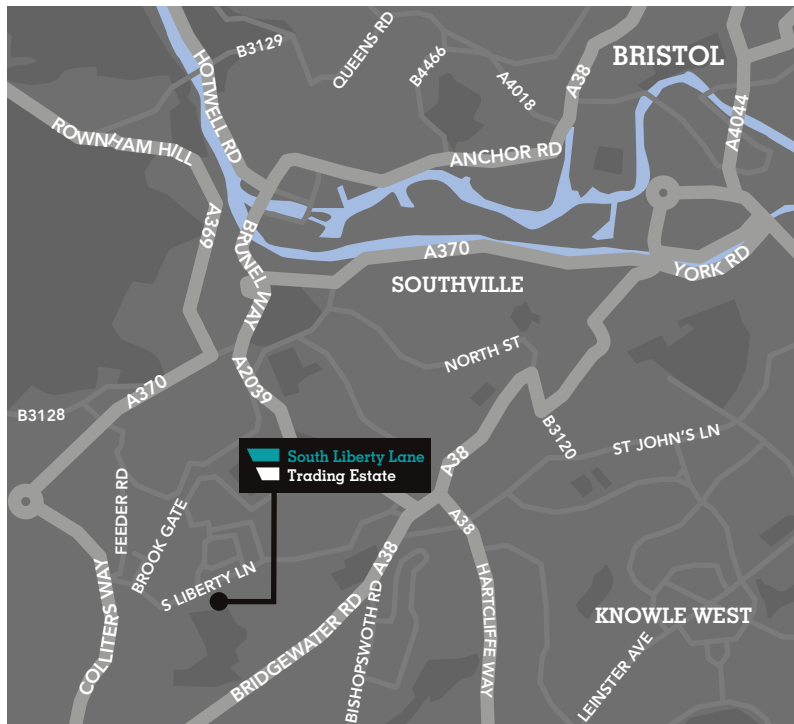
**NEWLY REFURBISHED**

- Secure yard
- 5.41m eaves height
- South Bristol Link Road
- Approx. 2.5 miles from city centre
- Steel roof
- New lease terms
- Large established trading estate



## Location

South Liberty Lane is the main industrial suburb within South Bristol, providing a range of warehouses and industrial units for various businesses. Historically, access to South Liberty Lane was gained via Winterstoke Road, however additional access is now provided via the South Bristol Link Road. This now provides the estate with unrivalled access to the Bristol and North Somerset markets. The subject properties occupy a prominent location fronting South Liberty Lane.



## Description

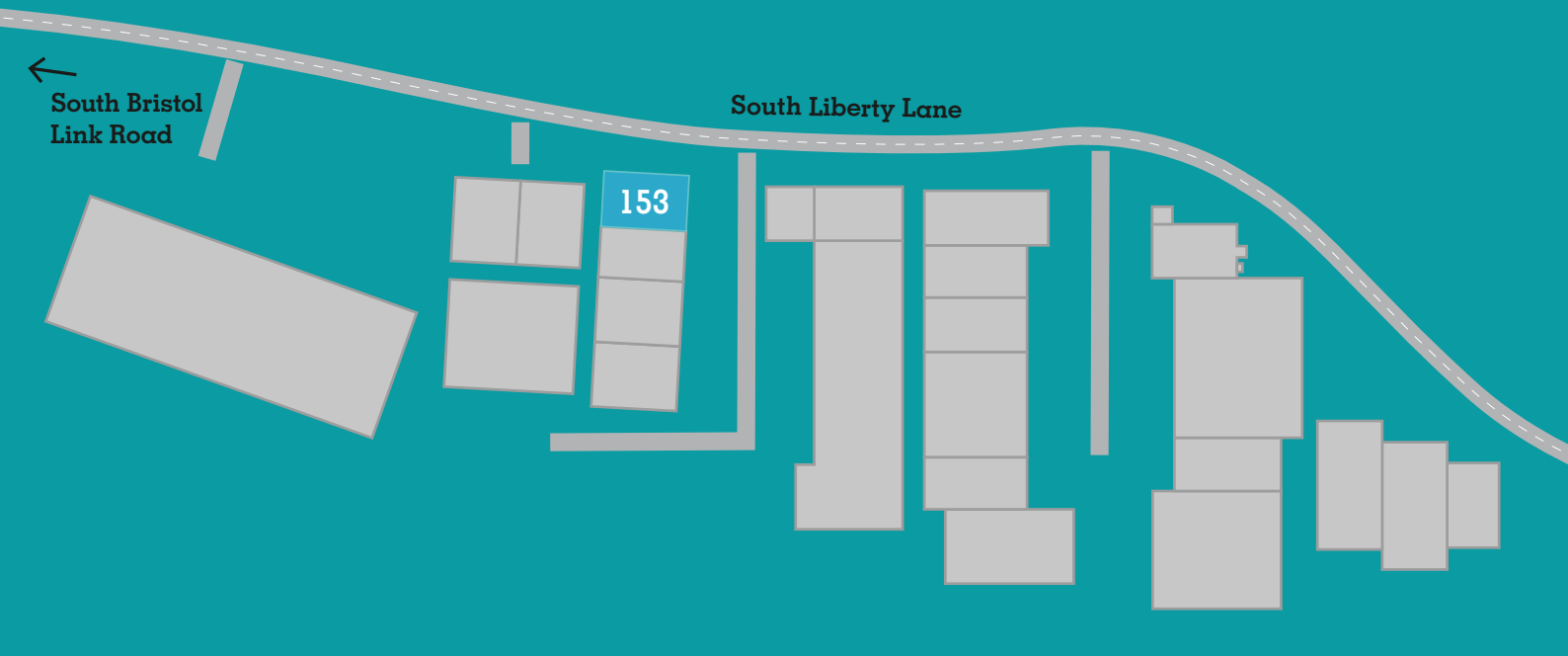
**The Warehouse / industrial property incorporates:**

- Integral ground floor WCs, and first floor offices
- Brick up to approx. 5m height along front elevation
- Clear span concrete frame construction
- Steel profile roof with 20% translucent roof panels
- 5.41m eaves height, with 5.04m minimum clear height
- Electric loading doors
- uPVC double glazed windows
- LED lighting
- Secure concrete yards
- EV charging points

## Accommodation

The units have the following approximate floor areas (GIA):

<b>Unit 153</b>	Warehouse	3,987 sq ft	370 sq m
	First Floor Office	500 sq ft	46 sq m
<b>TOTAL</b>		<b>4,478 sq ft</b>	<b>416 sq m</b>



### Tenure

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

### Planning

Suitable for Use Class E (former B1c), B2 and B8.  
Interested parties should make their own enquires.

### EPC

A full certificate is available upon request.

### Rent

On application.

### Service Charge

POA

### VAT

All figures are exclusive of VAT if applicable. for their own legal costs.

### Legal Costs

Each party to be responsible for their own legal costs.

### Rateable Value

To be assessed.

### Viewing

For further information or to arrange a viewing, please contact:



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**South Liberty Lane**  
**Trading Estate**  
**Unit 153**

Asset Manager

**Caissoni**

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