

TRADE COUNTER LOCATION • MID TERRACE • EXCELLENT CUSTOMER PARKING • TWO STOREY OFFICES



September 2025

ELDONWALL TRADING ESTATE

WHITBY ROAD, BRISTOL, BS4 3QQ

TO BE FULLY REFURBISHED

UNITS TO LET 12A • 14 • 15

15,759 SQ FT (1,464 SQ M)
with potential to split from 4,805 sq ft (446.4 sq m)

GREAT ACCESS TO: A4320 ST PHILIPS CAUSEWAY • BRISTOL CITY CENTRE • M32 • A4 BATH



March 2019

PRIME TRADE LOCATION BS4 3QQ

Eldonwall Trading Estate is located in the established industrial area of St Philips.

- 2 miles South East of Bristol City Centre.
- 10 miles from the City of Bath.

- Ideal for a business looking for a trade counter presence.
- Strong tenant mix; Eurocell, Specialist Building Products Ltd, Rentokil, Euro Car Parts and Lindab.
- Easy access to the A4, M32 and national motorway network via the A4320 St Philips Causeway.

MODERN MID TERRACE UNITS



Refurbished interior of UNITS 12A,14,15. Computer Generated Image. Details may vary

The units are currently configured as one unit, all with refurbished roofs.

The warehouse is to be fully refurbished and includes the following key features:

-  **NEW LED LIGHTING**
THROUGHOUT
-  **REFURBISHED ROOFS**
WITH 10% ROOF LIGHTS
-  **EAVES HEIGHT**
5.8 METERS
-  **TWO STOREY OFFICES**
WITH AMENITY FACILITIES
-  **LEVEL ACCESS**
LOADING DOORS
-  **OWN DEMISED YARDS**
AND PARKING FOR C. 20 CARS

ACCOMMODATION UNITS 12A,14,15

SQ FT

SQ M

WAREHOUSE

13,256

1,231.52

GROUND FLOOR OFFICE

1,458

135.45

FIRST FLOOR OFFICE

1,045

97.08

TOTAL

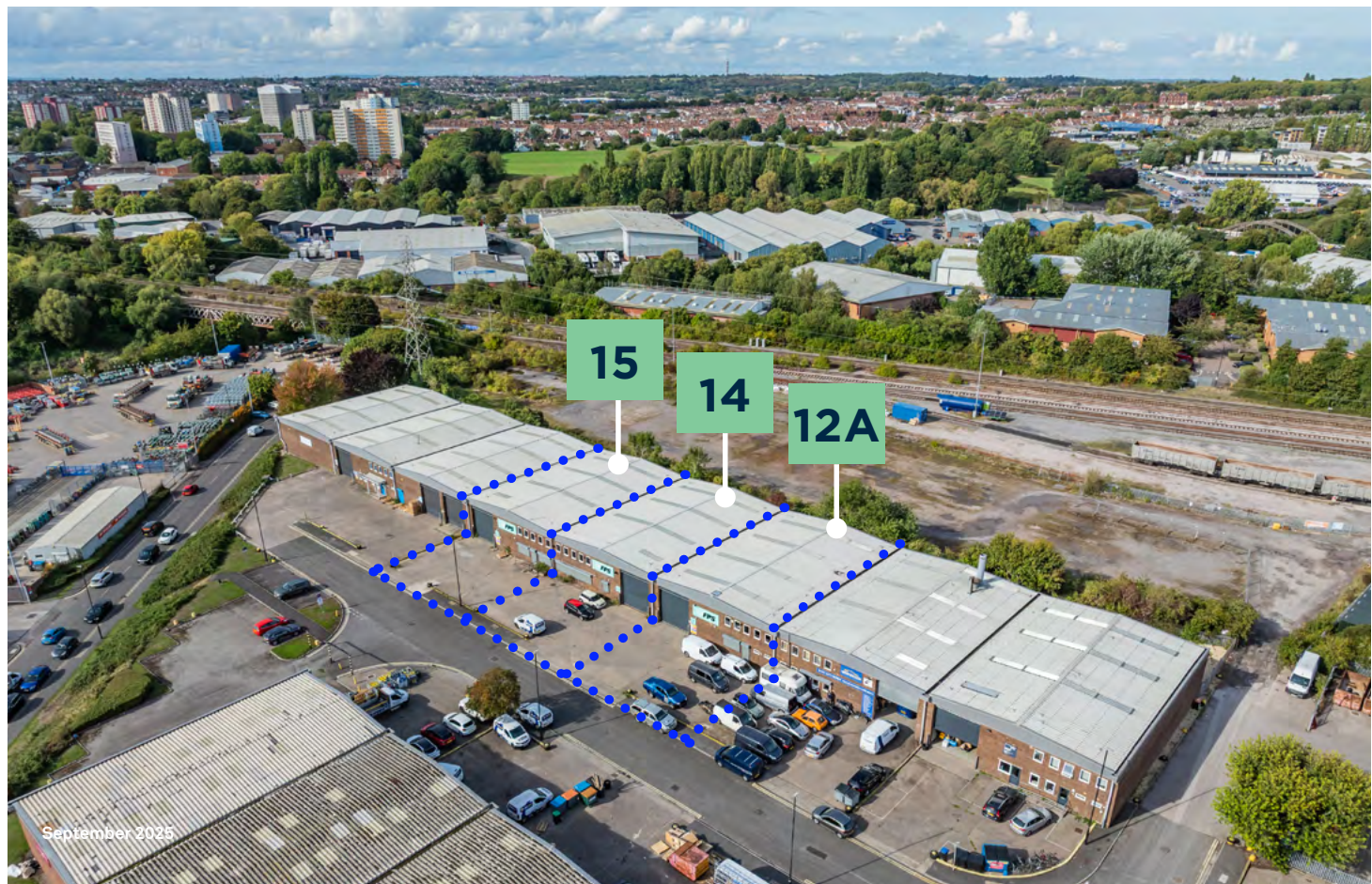
15,759

1464.05

With potential to split from 4,805 sq ft (446.4 sq m)

Measured on a GIA basis in accordance with the RICS Code of Measuring Practice.

 **UNITS TO BE FULLY REFURBISHED**



September 2025

ELDONWALL TRADING ESTATE

WHITBY ROAD, BRISTOL, BS4 3QQ

UNITS 12A • 14 • 15

RATEABLE VALUE

The property is listed as Warehouse and Premises with a rateable value of £82,500. For rates payable please contact the marketing agent.

TENURE

A new full repairing and insuring lease is available on terms to be agreed.

RENT

Upon application.

PLANNING

We understand the estate benefits from B1, B2 and B8 consents. We recommend any interested parties undertake their own investigations.

LEGAL COSTS

Each party is responsible for their own legal costs in this transaction.

VAT

All figures are exclusive of VAT.

ENERGY PERFORMANCE

To be reassessed post refurbishment works.

SERVICE CHARGE

Estate service charge currently £0.31 per sq ft. For further information please contact the agents.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, Knight Frank will require any tenant / purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

VIEWING

For viewing and further information:



Ed Rohleder

Ed.Rohleder@knightfrank.com

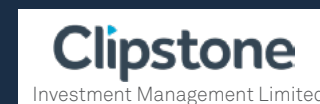
M: 07775 115 969

Tom Park

Thomas.Park@knightfrank.com

M: 07966 252 816

Upon the instructions of



IMPORTANT NOTICE (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) VAT: The VAT position relating to the property may change without notice. (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions. (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. Particulars dated SEPTEMBER 2023. All Photographs and videos dated MARCH 2019 - SEPTEMBER 2025