

Your partners in property

TO LET: **Newly Refurbished**

Unit A, Malago Vale Trading Estate, St Johns Lane, Bristol, BS3 5BQ.
Industrial / trade / warehouse space available to Let in Central Bristol.
5,640 sqft



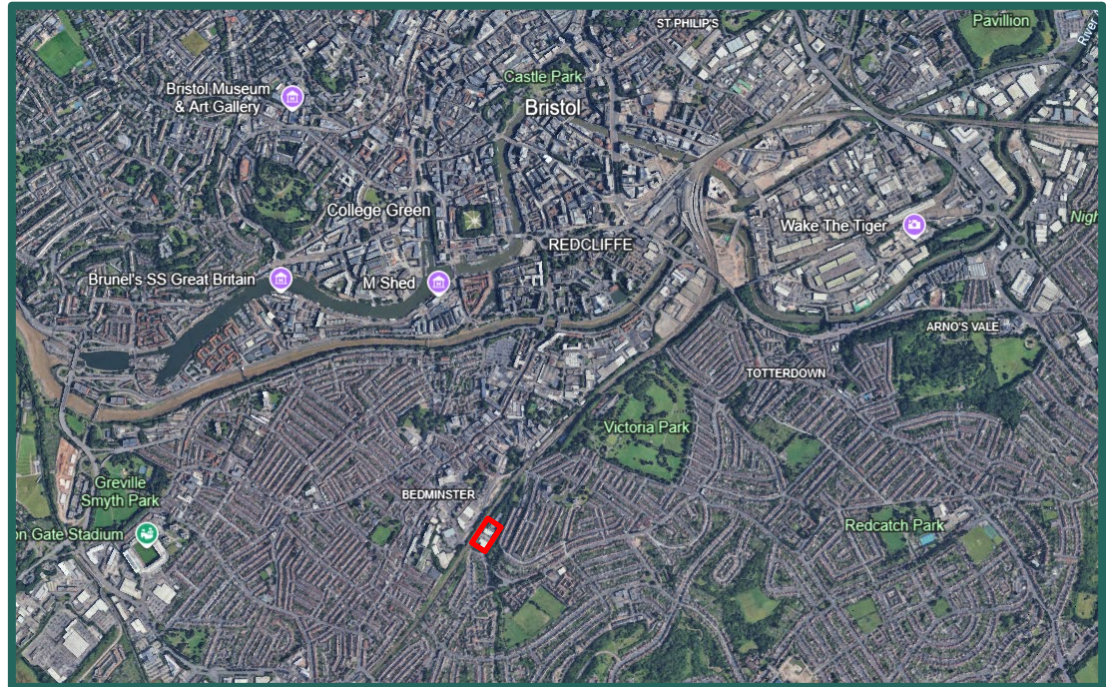
Location.

The property is located in Bedminster approximately 1.5 miles south of Bristol city centre.

The property fronts on to St Johns Lane (B3120) which connects to the main arterial routes A38 and A370.

It is an established trade counter location with other nearby surrounding occupiers including Screwfix, Yesss Electrical, and Edmundson.

	Distance	Drive time
City Centre	1.5 miles	6 mins
M32	4.5 miles	14 mins
Bath Road	2.8 miles	9 mins
M4	7 miles	17 mins



Description.



Description

The property is of 1980s steel portal frame construction with an over clad steel profile roof.

The brick elevation provide an internal eaves height of approximately 6.25m and a clear height of 6.91m.

The property benefits from a single electric roller shutter door measuring 5m in width by 5m in height.

The property has a ground floor office/trade counter. The property has been fully refurbished.

Dimensions

	Sq ft	Sq m
Warehouse	5,028	467
GF Office	306	28
FF Office	306	28
Total	5,640	524

Additional Information.



Rates

The property is listed on the Valuation Office Agency website as Warehouse and Premises. With a rateable value of £40,000 (April 2023 to present).

VAT

All pricing is subject to VAT.

Legal Costs

Each party to bear their own legal costs.

EPC

The current property EPC is B (49).

Terms

Terms on application .

Rent

Rent on application

Sales Contact



Joint Agents



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Particulars dated July 2025. Photographs and videos dated July 2025.

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