

2 CALA TRADING ESTATE



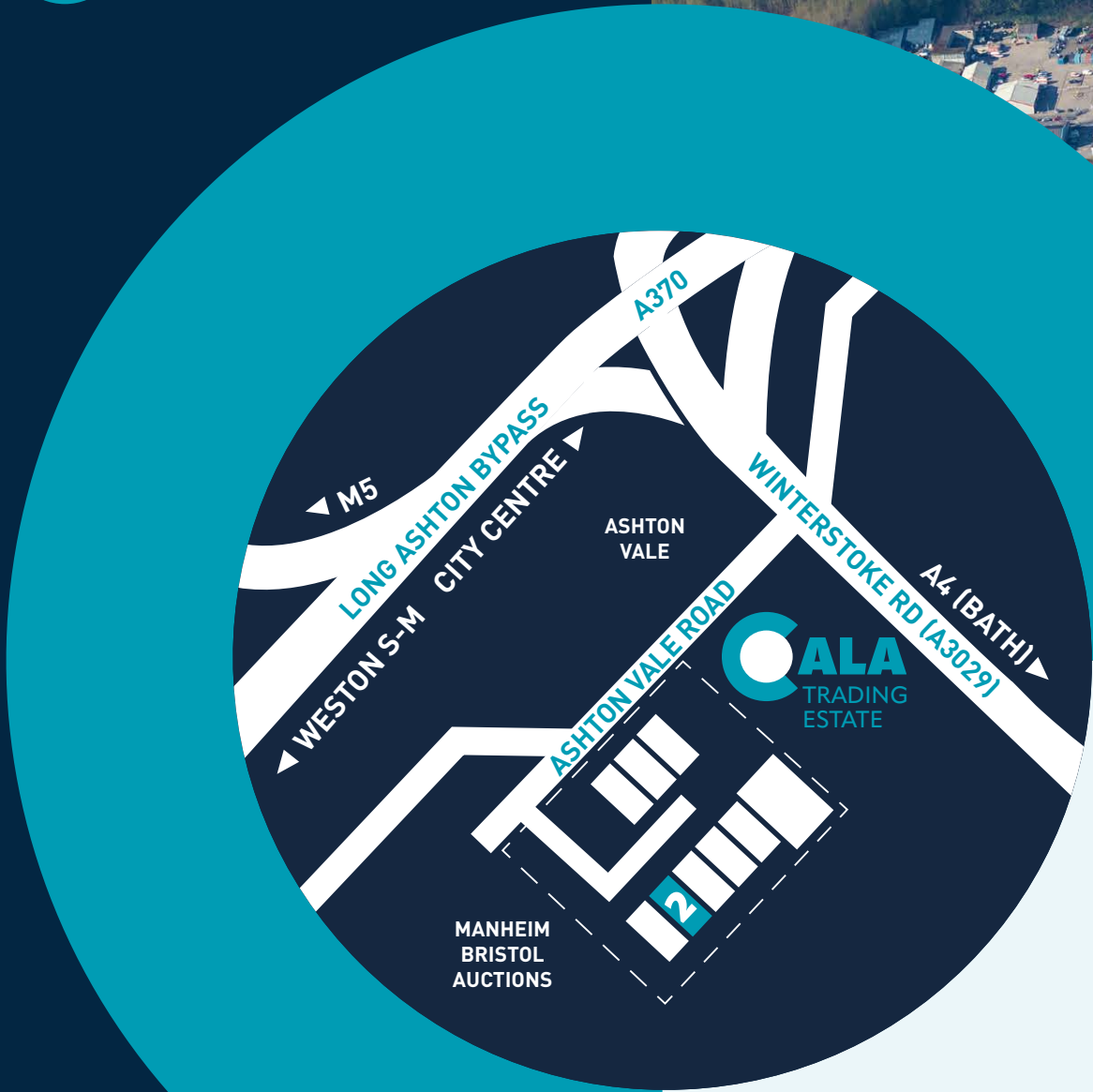
ASHTON VALE ROAD
BRISTOL BS3 2HA



TO LET
5,363 SQ FT
(498.3 SQ M)

MID TERRACE WITH
DESIGNATED PARKING
FULLY REFURBISHED

AN ESTABLISHED
TRADE COUNTER /
WAREHOUSE LOCATION
IDEAL FOR CITY CENTRE,
SOUTH BRISTOL &
MOTORWAY ACCESS



SAT NAV:
BS3 2HA

ESTABLISHED TRADE COUNTER / WAREHOUSE LOCATION

- Close to A3029 Winterstoke Road, A370 Long Ashton by-pass and A4 Portway
- Easy access to Bristol City Centre, South Bristol, Bristol Airport and the M5 motorway
- Surrounded by established occupiers including Plumb Centre, Screwfix, Manheim Car Auctions, Currys PC World, Halfords, Toolstation, Wolseley.





January 2026

UNIT 2 - TO LET

5,363 SQ FT (498.30 SQ M)

	Sq ft	Sq m
Warehouse	4,228	393.8
Ground Floor Offices / Ancillary	581	54.0
First Floor Offices	554	51.5
Total GIA	5,363	498.3



MID-TERRACE WAREHOUSE UNIT



Fully Refurbished



New roof with 10% roof lights



Painted concrete floor



Eaves height of approximately 6m



Roller shutter loading door



Steel portal frame construction with brick and profile metal sheet cladding



Forecourt area with allocated parking for 6 vehicles



Two storey office / ancillary accommodation including male and female WCs

2 ALA TRADING ESTATE

BUSINESS RATING

Interested parties should make their own enquiries to ascertain exact rates payable. The current rateable value is assessed at £33,250.

PLANNING

We are advised that the unit has planning consent for B2,B8 and E(giii).

TENURE

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Upon application.

SERVICES

We understand that all mains services are provided to the unit, including water, drainage, gas, and three phase electricity.

ENERGY PERFORMANCE

The EPC assessment will be undertaken post refurbishment and will be provided upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs where applicable.

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 INFORMATION

By appointment with the sole agents:

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