

# Mid-terraced trade counter / industrial unit **TO LET 2,754 sq ft (255.8 sq m)**



DECEMBER 2025



Excellent access  
to M32, M4 and  
Bristol City Centre



Ground & first floor  
ancillary/office  
accommodation



Available now  
following  
refurbishment

# 9B

## Ashley Hill Trading Est. Description



DECEMBER 2025



2,754 sq ft  
(255.8 sq m)



Tailgate loading  
at front of unit



Level access  
loading door



Lighting to be  
upgraded to LED



Steel portal frame  
construction



4 designated  
parking spaces



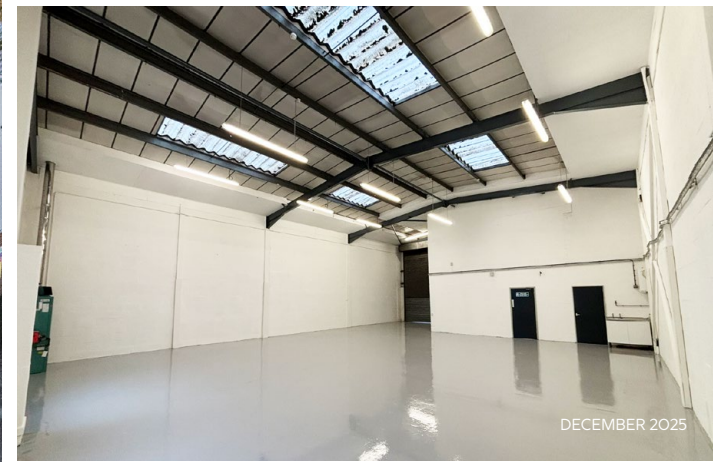
Clear internal  
height of 5.75m



Offices and  
amenity space

# 9B

## Ashley Hill Trading Est. Accommodation



**Unit 9B**

**SQ FT**

**SQ M**

Warehouse

2,251

209.1

Office and Amenity Space

503

46.7

**Total**

**2,754**

**255.8**

Measured on a Gross Internal Area basis

Excellent access to M32, M4 and Bristol City Centre. Ashley Hill Trading Estate has appealed to a range of trades from assembly, warehousing/trade counter operators and e-commerce.

9B

Ashley Hill Trading Est.  
Location BS2 9XS

⬆️ A4320 to Bath

A4320 St Philips Causeway

⬅️ To J19/M4

City Centre

M32

J3

M32

⬅️ IKEA

9B Ashley Hill Trading Estate

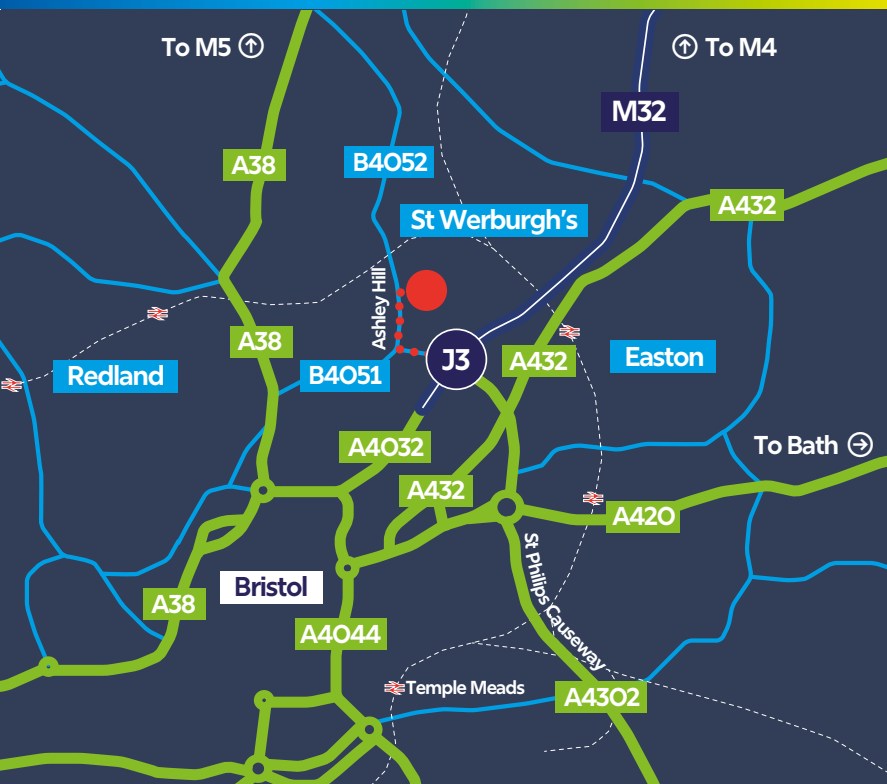
To Avonmouth via A4 Portway ⬇️

- Ashley Hill Trading Estate is in close proximity to Bristol City Centre within a strategic and well-established industrial location. The area has proved attractive to industrial occupiers due to its ease of access to both the city centre and Junction 3 of the M32 motorway 0.5 miles away.
- The M32 provides excellent access to the M4 and in turn the M5 motorway via the M4/M5 interchange. Ashley Hill Trading Estate is situated at the junction of Ashley Hill and York Street and is accessed from Ashley Parade. The unit is located outside of the Clean Air Zone.

# Well-established industrial location.

Distances	Miles	Time by Road
Junction 3 M32	0.5	7 mins
Bristol City Centre	1.8	17 mins
Junction 19 M4	4.7	8 mins
M4/M5 interchange	8	15 mins
Bath	13.4	45 mins
Chippenham	26.6	35 mins

SAT NAV: BS2 9XS W3W: ///DEFEND.SHOT.PREFER



**Planning:** We understand the unit has Planning Permission for uses comprising E (g) (iii), B2 (General Industrial) & B8 (Warehousing/Distribution).

**Services:** We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity.

**Rateable Value:** The property is listed in the Valuation List 2023 as Warehouse and Premises, with a rateable value of £21,500. Interested parties should make their own enquiries to Bristol City Council to ascertain exact rates payable.

**EPC:** To be reassessed following refurbishment.

**Tenure:** The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

**Quoting Terms:** The quoting rent is available on request.

**VAT:** All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

**Legal Costs:** Each party to bear their own legal costs incurred in any transaction.

**Anti-Money Laundering:** The successful tenant will be required to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

**Viewing:** Strictly by appointment through the sole agents



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# 9B

**Ashley Hill Trading Est.**  
**To be refurbished**