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AVONSIDE INDUSTRIAL PARK

ST PHILIPS | BRISTOL | BS2 0UQ

FULLY REFURBISHED UNIT

CENTRAL BRISTOL
LOCATION

EXCELLENT
TRANSPORT LINKS



Dedicated loading area



Allocated car parking



Open plan warehouse,
ground and first floor offices



Surface level roller shutter door



5.5m minimum eaves



Key local occupiers include:
Screwfix, Toolstation, Sunbelt Rentals,
Jewson, Graham Plumbers Merchants

TO LET

6,311 SQ FT
(586.31 SQ M)



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DESCRIPTION

- Unit 4 Avonside comprises a mid-terrace light industrial unit that has been built around a steel portal frame with an insulated sheet roof incorporating approximately 10% translucent roof lights.
- The open plan warehouse benefits from a concrete floor, LED lighting and 5.5 minimum eaves.
- Ground and first floor office accommodation that benefits from suspended ceilings, LED lighting and wall mounted electric radiators.
- WC facilities at ground and first floor level.
- Loading access is provided via a surface level electric loading door as well as a separate pedestrian door.
- Externally the property benefits from a dedicated loading area and allocated car parking spaces.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

DESCRIPTION	SQ FT	SQ M
Warehouse:	5,361 sq ft	498.05 sq m
Ground & First Floor Offices:	950 sq ft	88.26 sq m
TOTAL	6,311 sq ft	586.31 sq m





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LOCATION

- Prominent trading estate directly fronting the popular Feeder Road in St Philips
- Established industrial / trade counter location
- 1.5 mile east of Bristol city centre and Temple Meads railway station
- 2 miles to Junction 3 of the M32 motorway
- 6 miles to Junction 19 of the M4 motorway
- Good access to the A4 Bath Road, and the A4320 St Philips Causeway

SAT NAV: **BS2 0UQ**



KEY LOCAL OCCUPIERS





VIEWING

Strictly by appointment with the joint agents.



0117 917 2000
www.colliers.com/uk

Alex Van Den Bogerd
alex.vandenbogerd@colliers.com
07902 702882

Ben Tothill
ben.tothill@colliers.com
07796 971218



Henry De Teissier
henry.deteissier@cushwake.com
07860 821345

Luke Whitmarsh
luke.whitmarsh@cushwake.com
07350 436876



Ed Rohleder
ed.rohleder@knightfrank.com
07775 115 969

Thomas Park
thomas.park@knightfrank.com
07966 252 816

RATEABLE VALUE

The current Rateable Value for the unit is £56,500.

PLANNING

The property has consent for E, B2 & B8 Use Classes with unrestricted 24 hour use.

TENURE

The property is available by way of a new full repairing and insuring lease.

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC B rating. Available upon request.

RENT

Upon application.

SERVICE CHARGE

There is an estate service charge for the upkeep and maintenance of communal areas.

VAT

All costs are subject to VAT where applicable.

LEGAL COSTS

Each party to bear their own legal and surveyor costs incurred in the transaction.

ANTI-MONEY LAUNDERING

All interested parties will be required to comply with Anti-Money Laundering regulations.

The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. April 2026.

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