



57 Days Road, Bristol BS2 0QS

TO LET

Inner City Warehouse / Trade Counter
Units

4,551 - 11,133 Sq Ft
(423 - 1,034 Sq M)

DESCRIPTION

The premises comprise two adjacent light industrial/trade units located on Days Road in St Philips, a popular inner city industrial area.

The units are suitable for a variety of commercial uses, offering mostly open plan storage/production space. Each unit benefits from goods loading access and parking, together with ancillary office accommodation and welfare facilities.

The units can be leased together or separately:

- ✔ Trade counter potential
- ✔ Three up & over loading doors (dock level 2 with ramps)
- ✔ Clear internal heights: Unit 1 - 3.76m Unit 2 - 4.6m
- ✔ 14 Parking Spaces (Unit 1 - 11CPS, Unit 2 - 3CPS)
- ✔ Ancillary offices, welfare accommodation and WCs
- ✔ LED lighting



LOCATION

The property is situated in St Philip's, Bristol, an established industrial and logistics location. The area benefits from excellent connectivity, with close access to the M32, A4 Bath Road, Bristol City Centre, and Temple Meads railway station. Nearby occupiers include Jewson, Travis Perkins, Alide Hire Services and Formula One Autocentres.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 1	6,582	611
Unit 2	4,551	423
Total	11,133	1,034

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For further information visit www.gov.uk/find-business-rates

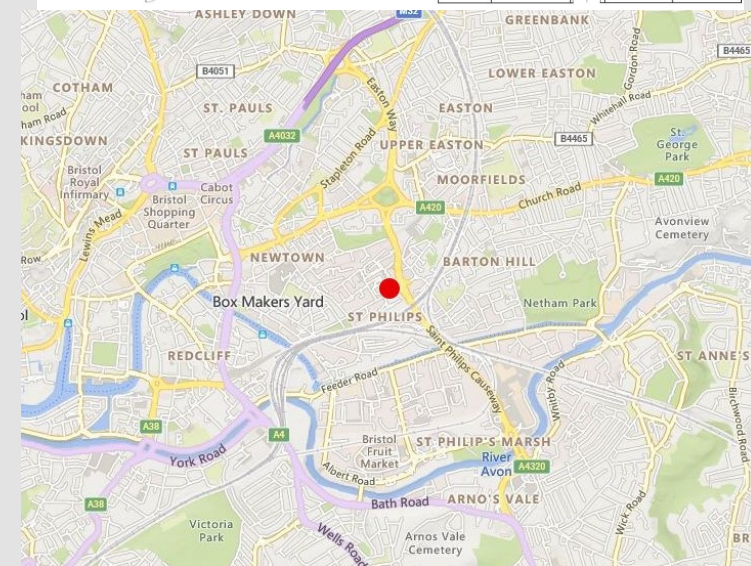
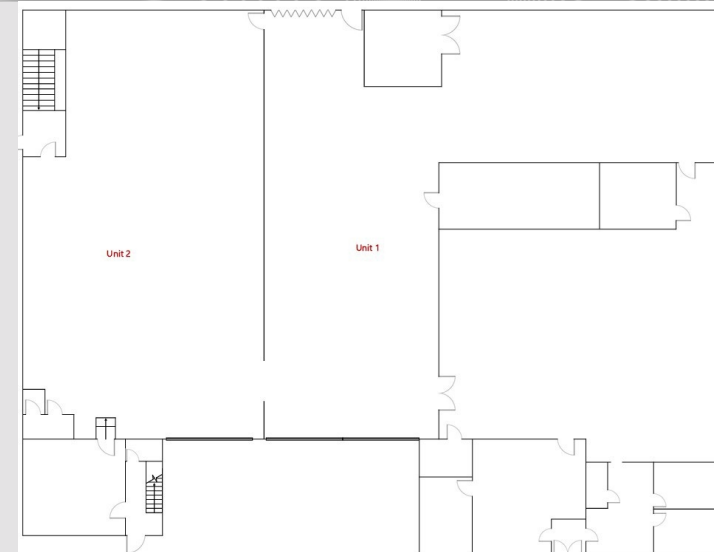
Rateable values:

Unit 1 - £63,000 Unit 2 - £39,750

TERMS

The premises are available on a new lease upon terms to be agreed, alternatively by way of assignment. Rent on application.

EPC To be commissioned



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Regulated by RICS 09-Apr-2026

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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