

To Lease - Industrial Unit

Unit 4, St Catherines Trading Estate

Bedminster, Bristol, BS3 4DJ



Dock House
Welsh Back
Bristol
BS4 1SB

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LOCATION

The property is located on Whitehouse Lane, a well established industrial estate within the Bristol suburb of Bedminster. The unit is within 1 mile of Bristol City Centre and provides access to the A4 Bath Road and to the national motorway network via the M32 which connects just 2 miles north east. It benefits from good public transport links being approximately 0.5 from Bristol Temple Meads Railway Station and in close proximity to the city's bus network stops.

FLOOR AREA	SQ FT	SQ M
Ground Floor - Warehouse	3,800	353.03
TOTAL	3,800	353.03

DESCRIPTION

The property comprises a semi detached brick built industrial unit. It benefits from built in block built offices at ground floor level with storage above. There is roller shutter door and a minimum of 4 parking spaces plus a shared service yard at front.

TERMS

The property is available for a term to be agreed. The landlord will reserve the right to insert landlord redevelopment breaks after October 2027 - please get in touch for further information .

BUSINESS RATES

The property has a rateable value of £36,000 based on 1st April 2026 valuation.

EPC

The property has an EPC rating of D88.

VIEWINGS

Please contact sole agents, Savills for further information.



CONTACTS

For further information please contact:

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