



Unit 8&9, Liberty Industrial Park, South Liberty Lane, Bedminster, BS3 2SU

TO LET

Area: 16,449 sq ft (1,528 sq m) | **Rent PA:** £138,350

LOCATION

South Liberty Lane is the main industrial suburb within South Bristol, providing a range of warehouses and industrial units for various businesses. Historically, access to South Liberty Lane was gained via Winterstoke Road, however additional access is now provided via the South Bristol Link Road. This now provides the estate with unrivalled access to the South/Central Bristol and North Somerset markets. The subject property has direct links to A4 Portway and A38 Airport Road, and is within walking distance of Parson Street Train Station

KEY FEATURES

- Easy access to South Bristol Link Road
- Serving South/Central Bristol
- Direct links to Bristol Airport
- Close Proximity to Parson St Station
- Large loading area and ample car parking
- Can be split to provide 2 units
- Steel profile roof and 10% roof lights
- Public transport - Bus/Train/Metrobus

Unit 8&9, Liberty Industrial Park, South Liberty Lane, Bedminster, BS3 2SU

DESCRIPTION

The subject property comprises an detached warehouse that has of steel portal frame construction with brick and clad elevations. The property has a a steel profile roof with 6.2m eaves rising to 8m (26ft 2") at the ridge. There are fully fitted 2-storey offices to the front elevation.

Loading is provided via surface level electric roller shutter doors and the unit benefits from generous car parking provisions. The unit can be split to provide 2 units of circa. 5,685sq ft & 10,764 sq ft each.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Unit 8	10,764	1,000
Unit 9	5,685	528
TOTAL	16,449 SQ FT	1,528 SQ M

TENURE:

The property is available by way of a sub-lease or an assignment of the existing lease, which is due to expire 27/11/27. Alternatively, a new lease may be available directly from the Landlord.

PLANNING:

We understand the property benefits from E, B2 & B8 use classes. We recommend you make any enquiries direct with the Local Planning Authority.

RENT PA:	£138,350	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	RATEABLE VALUE:	The property is described as warehouse and premises with an RV of £91,500. Please contact the agents for rates payable.
LEGAL COSTS:	Each party to be responsible for their own legal costs.	EPC:	Available upon request.

VIEWING:

For further information or to arrange a viewing, please contact:

Rob Russell
Russell Property Consultants
01179 732 007
07540 994 123
rob@russellpc.co.uk

Chris Miles
Russell Property Consultants
01179 732 007
07970 886 740
chris@russellpc.co.uk

SUBJECT TO CONTRACT