

Victoria Terrace Depot

ST PHILIPS, BRISTOL, BS2 0TD

City Centre Industrial and Office Space To Let on Flexible Terms



savills

KEY HIGHLIGHTS

- Central Bristol location, approximately 0.5 miles from Temple Meads and the City Centre.
- Warehouse with ancillary offices available from 2,500- 30,000 sq ft.
- Units can be subdivided or combined to suit requirements.
- Self contained office space also available
- Secure open storage compounds and vehicle parking available.
- Extensive concrete and tarmacadam yards.
- Secure, fenced and level site.
- Loading access and dedicated parking.
- Competitive rents from £8.00 psf, subject to size and configuration.
- Suitable for storage, distribution, trade, last mile delivery and other commercial uses.
- Convenient access to the A4, A320, M32, M4 & M5.





LOCATION

The property occupies a strategic position on Victoria Terrace in St Philip's Marsh, Bristol's principal central industrial and commercial area. Bristol city centre and Temple Meads railway station are approximately 0.5 miles away, with convenient access to the A4 Bath Road, St Philip's Causeway and Junction 3 of the M32, connecting to the M4 and M5. A local bus route is available within approximately 200 metres.

DESCRIPTION

The property comprises a secure 2.3 acre industrial site providing two warehouse buildings, office and ancillary accommodation, together with substantial yards and parking. The warehouse space can be subdivided or combined to suit occupier requirements and includes loading access, offices and welfare facilities. The level site is fenced around its perimeter and surfaced predominantly in concrete and tarmac, with vehicular access from Victoria Terrace and potential additional access from Atlas Road.

ACCOMMODATION

Warehouse plus ancillary office and amenity space: approximately 2,500 to 30,000 sq ft.

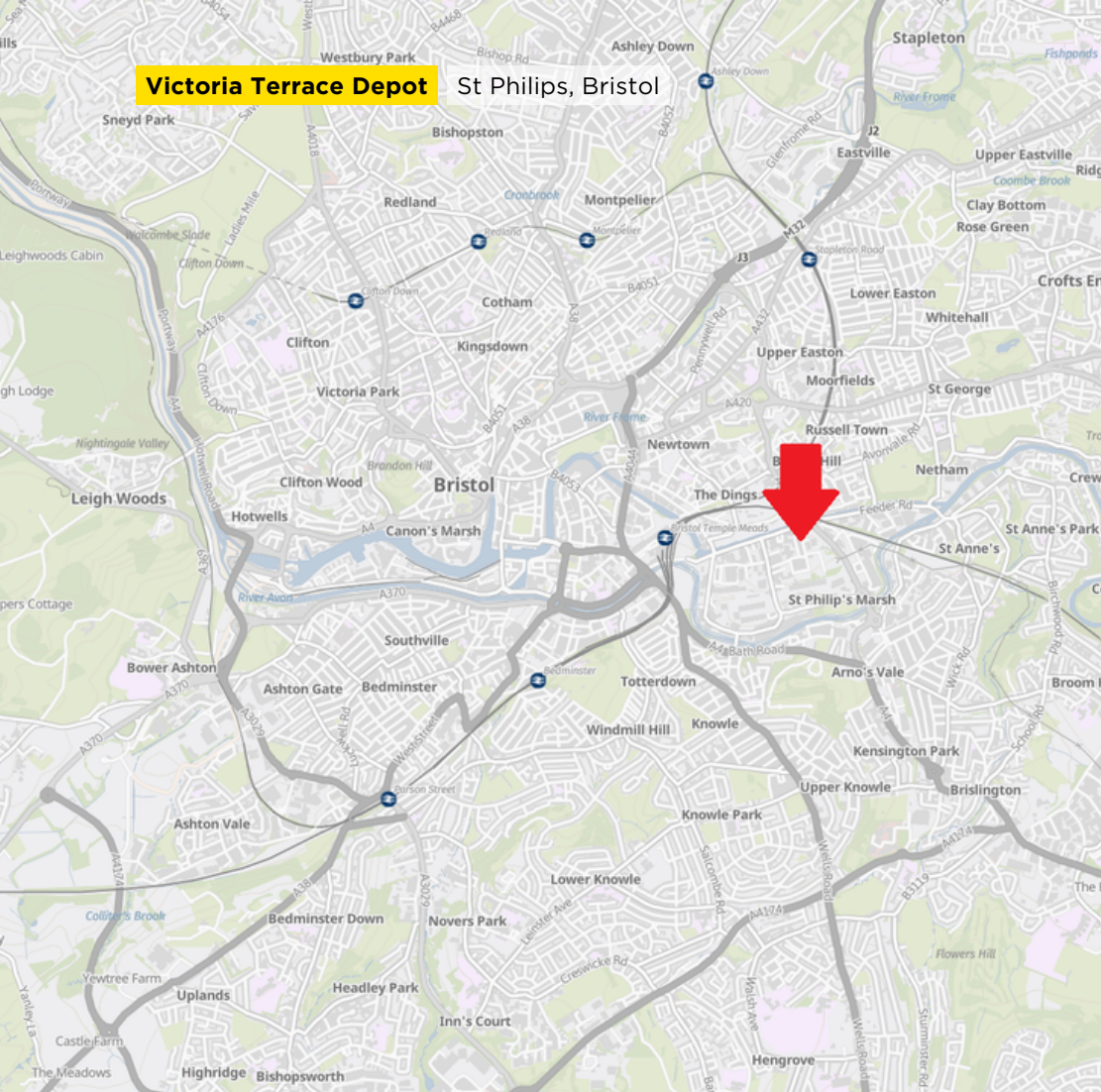
Self contained office available

Open Storage: secure plots and compound available.

Parking: suitable for cars, vans and commercial vehicles.

The property provides approximately 37,890 sq ft of total built accommodation. All areas are approximate and subject to final subdivision.





Victoria Terrace Depot

St Philips, Bristol

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 25.08.2026

BUSINESS RATES

The accommodation may require separate assessment following subdivision. Further information is available from the letting agents.

EPC

Energy Performance Certificates will be available from the letting agents where applicable.

Tenure

The property is available to lease on a flexible basis, for a term to be agreed.

Planning

We understand that the property benefits from Class B8 use and is suitable for commercial storage and distribution. Alternative commercial uses may be suitable, subject to any necessary planning consent. Interested parties should make their own enquiries with Bristol City Council.

Services

Mains services are understood to be available. Occupiers should confirm that the availability and capacity of services are suitable for their intended use.

Legal Costs

Each party will be responsible for its own legal and professional costs.

Viewings

Viewings are strictly by prior appointment to be made with the sole agents, Savills

CONTACT

For further information please contact:

Jack Davies

Director
jack.davies@savills.com
07901 853 503

Niamh O'Donnell

Apprentice Surveyor
niamh.odonnell@savills.com
07977 567 297

savills