



**High Quality Industrial Units &  
Prominent Showroom Opportunity  
Total (GIA): 20,000 sq ft**

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# High Quality Industrial Units & Prominent Showroom Opportunity

Motor Village, Bristol  
Albert Road, St Philips, BS2 0XS

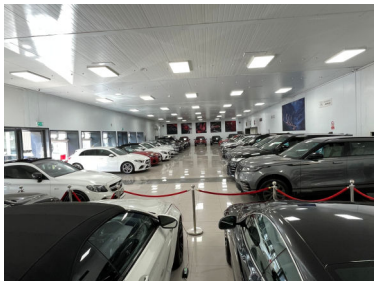


## Location

Situated within Bristol's rapidly evolving Temple Quarter, the property benefits from being at the heart of one of the UK's most significant regeneration areas. Backed by substantial investment from regional government, the University of Bristol, and private developers, the area is undergoing a transformational redevelopment.



Plans for St Philips Marsh include the delivery of up to 10,000 new homes alongside a diverse mix of commercial, employment, and leisure uses. Major nearby sites such as Avon Street, Feeder Road, Silverthorne Lane, Temple Island, and Albert Road are already progressing through high-density residential and mixed-use schemes.



Motor Village occupies a highly prominent position fronting Albert Road, adjacent to The Feeder waterway and the City Fruit Market. The property benefits from excellent connectivity, with direct access to St Philip's Causeway, the M32 motorway, and Bristol city centre (approximately 2 miles to the north). Temple Meads railway station is also within convenient walking distance.

Opportunities of this scale and quality within such a prime regeneration location are increasingly rare.



## Description

This impressive property comprises a comprehensive and high-quality conversion of former industrial buildings, now configured to provide a modern and fully integrated vehicle dealership facility.

The accommodation includes a substantial glazed showroom, extensive and well-specified workshop areas, a dedicated valet unit, and a range of high-quality offices and customer-facing spaces.

Externally, the secure site is arranged around a central courtyard, providing generous parking beneath an attractive canopy structure (which could be removed or reconfigured to suit occupier requirements).

The flexibility of the accommodation makes it well suited to a wide range of alternative uses, including light industrial, urban logistics, science and technology, leisure, or trade counter/showroom occupiers, subject to planning.

## Accommodation

Showrooms	8,456 sq ft
Workshops / Valet	10,425 sq ft
Offices	1,119 sq ft
<b>Total (GIA)</b>	<b>20,000 sq ft</b>

## EPC

The property has recently been assessed as C70 .

## Rates

Description – Car showroom and premises

Rateable Value (2026) – £149,000

## Terms

The property is available by way of a new sublease for a term to be agreed, with a minimum commitment in excess of five years.

## Quoting Rent

£192,000 per annum exclusive of VAT and all other outgoings.

The lease will be granted on full repairing and insuring (FRI) terms.

Consideration may be given to letting part of the property (showroom and offices) to suitable occupiers, subject to use and covenant strength.

Vacant possession will be available upon completion of legal documentation, following a short period to allow for the current occupier's relocation.

## Anti-money laundering

In accordance with anti-money laundering regulations, the successful tenant will be required to provide satisfactory identification and verification documentation.

## Contacts

Viewing strictly by appointment through the sole agent.

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# To find out more information:

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