



**To be
Refurbished**

Computer generated image

 **Brookgate**
 **Trading Estate**
 **Unit 22**

Bristol BS3 2UN

TO LET
**Warehouse/
Trade Counter Unit**
6,507 sq ft (604.54 sq m)

Brookgate Trading Estate Unit 22

Brookgate Trading Estate
Bristol BS3 2UN



Indicative photography



Location

South Liberty Lane is the main industrial suburb within South Bristol, providing a range of warehouse, trade counter and industrial units for various businesses. Access can be provided directly from South Bristol Link Road, which now provides the estate with unrivalled access to the Bristol and North Somerset market and also provides direct access to Junction 18 of the M5 Motorway via The Portway.

Description

A mid-terraced Warehouse / Light Industrial unit located on Brookgate Trading Estate. The property benefits from a secure yard and access is gained via a single roller shutter door. The warehouse is to undergo a light refurbishment programme. Internally, offices are located on the first floor with amenities positioned at ground floor level.

Accommodation

The unit has the following approx. floor areas (GIA):

Ground Floor Warehouse & Ancillary	6,056 sq ft	562.62 sq m
First Floor Office & Ancillary	451 sq ft	41.92 sq m
TOTAL	6,507 sq ft	604.54 sq m

Tenure

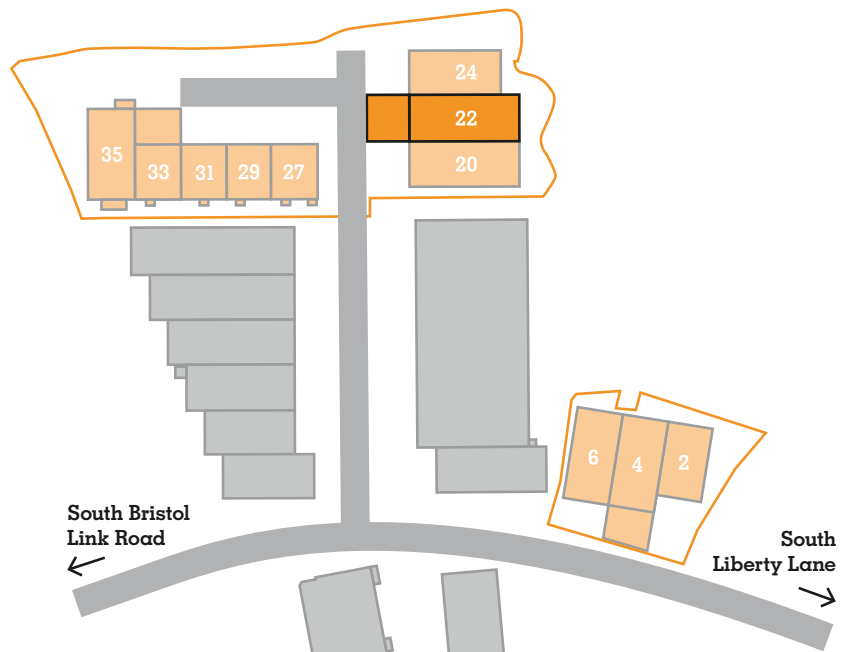
A new full repairing and insuring lease is available for a term of years to be agreed.

Rateable Value

The unit is currently listed as Workshop and Premises with a Rateable Value of £21,750. For rates payable please contact the marketing agents.

EPC

TBC.



Viewing

For further information or to arrange a visit, please contact the joint agents:



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Asset Manager

CAISSON
INVESTMENT MANAGEMENT

Important Notice. These particulars do not constitute any offer of contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. KF/RPC HD2293 04/19