



# NEW RETAIL UNITS TO LET

## BATH ROAD, BRISLINGTON, BRISTOL, BS4 5PF

- Established Retail destination
- Pre lets to Starbucks and Greggs
- Extremely busy road count (2016) per day all vehicles (37,436)
- Suitable for A1 / A3
- Adjacent to McDonalds
- **Units from 800 - 1,100 sq ft (74.32 sq ft - 102.19 sq ft)**



**029 2037 3933**



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## DESCRIPTION

The Development Comprises a new 50,000 sq ft Storage Facility for Storage Giant, a 1,800 sq ft Starbucks Drive Thru and 5,350 sq ft of retail. The corner unit has been pre let to Greggs with units from 800 - 1,100 sq ft remaining. Fronting Bath Road and in close proximity to Brislington Retail Park and the Council run Park and Ride scheme.

## LOCATION

Bath Road is one of Bristol's main arterial routes with long established retailers in close proximity including, Pets at Home, McDonalds, Matalan, TK Maxx, Halfords, Carpetright, Home Bargains, Harveys, Dreams, Poundstretcher, Sports Direct and Lidl.

## TENURE

Leasehold details on request.

## EPC

Available on completion.



Plans are for identification purposes only.  
Not drawn to scale.

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