



-  **Brookgate**
-  **Trading Estate**
-  **Unit 35**

**Bristol BS3 2UN**

**TO LET**  
**Warehouse/  
Trade Counter Unit**  
**5,461 sq ft (507.34 sq m)**

# Brookgate Trading Estate Unit 35

Brookgate Trading Estate  
Bristol BS3 2UN



Indicative photography



## 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 Bristol and North Somerset markets. The subject property is visible from the South Bristol Link Road and benefits from a substantial secure yard.

## Description

The warehouse/industrial unit will undergo a full refurbishment. It provides clear open plan space with an eaves height of 5m, with two storey office accommodation to the front elevation. Access is provided by a roller shutter door and the unit benefits from a secure yard to the front elevation.

## Accommodation

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

Warehouse	4,498 sq ft	417.88 sq ft
GF Office/Trade Counter	482 sq ft	44.78 sq ft
FF Office	481 sq ft	44.69 sq ft
<b>TOTAL</b>	<b>5,461 sq ft</b>	<b>507.34 sq ft</b>

## Tenure

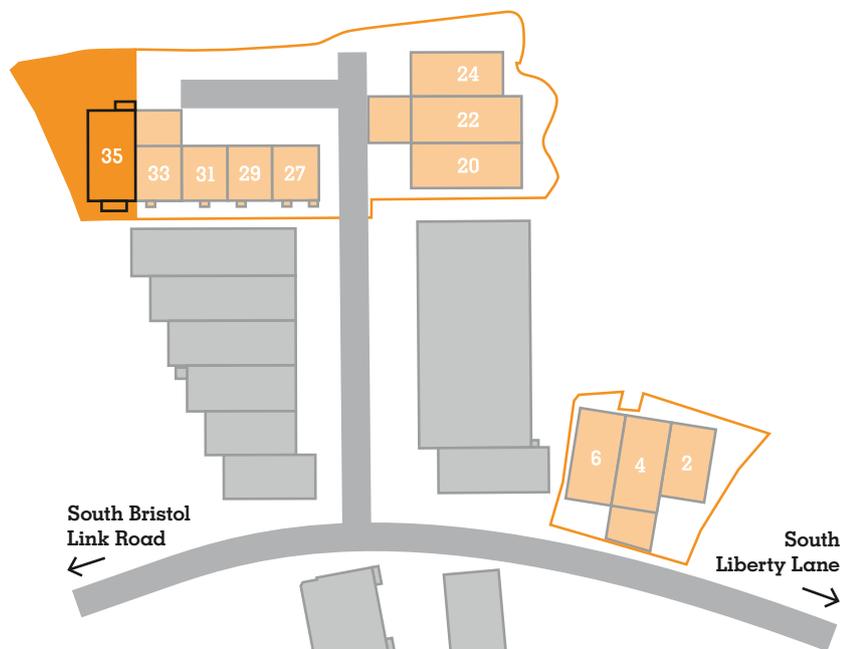
A new full repairing and insuring lease is available for a term of years to be agreed.

## Rating

The unit is listed as warehouse and premises, with a rateable value of £19,750. Please contact the agents to confirm rates payable.

## EPC

The energy performance rating is D-81.



## Viewing

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



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**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 HD2058 11/19