



Unit 3

Marketside Industrial Estate, St Philips, Bristol, BS2 0XA

Centrally Located Industrial Unit

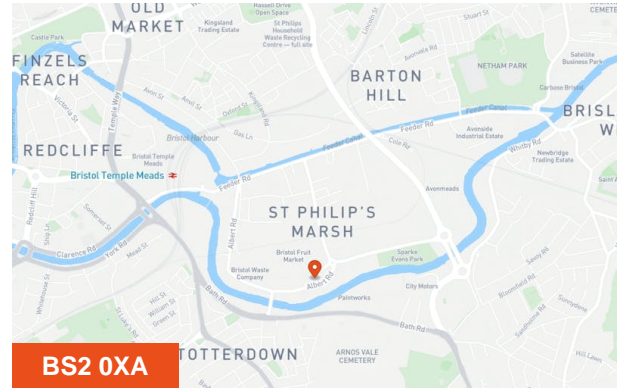
2,579 sq ft
(239.60 sq m)

- Desirable Industrial Estate
- Allocated Parking
- c. 1.5 Miles from Bristol City Centre
- Minimum Eaves Height of 5.8m Across the Unit

Unit 3, Marketside Industrial Estate, St Philips, Bristol, BS2 0XA

Summary

Available Size	2,579 sq ft
Rent	£33,550 per annum
Rates Payable	£9,980 per annum Current rateable value (1 April 2023 to present)
Rateable Value	£20,000
Service Charge	£1,526 per annum
Car Parking	Allocated Parking
EPC Rating	D (80)



Description

The property comprises a mid terrace industrial/warehouse unit constructed on a steel portal frame with brick, blockwork and insulated metal clad elevations under a pitched roof.

Internally, the unit has ground floor offices with lighting and vinyl flooring. The warehouse has a concrete floor, fluorescent strip lighting, 3 phase electricity and a clear eaves height of 5.8m.

Vehicular access is via a metal sectional shutter loading door to the front elevation with parking to the front of the property.

Location

Marketside Industrial Estate is situated in the well-established industrial area of St Philips. The Estate has a prominent position at the junction of Albert Road and Albert Crescent.

The Estates has good transport links to the M32 and the A4 via St Philips Causeway 0.4 of a mile to the East and Bristol City Centre 1 mile to the North.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 3	2,426	225.38
Mezzanine	153	14.21
Total	2,579	239.59

Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



Viewing & Further Information

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