



## Unit 5 - 6

Marketside Trading Estate, Bristol, BS2 0XS

### Centrally Located Industrial Warehouse with Cold Store Facility

**9,743.49 sq ft**  
(905.20 sq m)

- Self Contained Yard
- c. 1.5 Miles from Bristol City Centre
- Minimum Eaves Height of 6.3m in Main Warehouse
- Purpose Built Cold Store in Unit 5

# Unit 5 - 6, Marketside Trading Estate, Bristol, BS2 0XS

## Summary

<b>Available Size</b>	9,743.49 sq ft
<b>Rates Payable</b>	£35,217 per annum Current rateable value (1 April 2023 to present)
<b>Rateable Value</b>	£64,500
<b>EPC Rating</b>	D (81)

## Description

The property comprises an end of 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 and 1st floor offices with lighting and a mixutre of vinyl and carpeted flooring. The warehouse has a concrete floor, fluoresent strip lighting, 3 phase electricity and a clear eaves height of 6.3m.

Unit 5 has been extensively fitted out as a cold store facility, the unit benefits from vehicle access via a roller shutter on the front facade.

Vehicular access is via a 3 roller shutter loading door to the front elevation.

## 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 - 6 - Warehouse	3,775.11	350.72
Ground - 6 - Office	1,203.08	111.77
1st - 6 - Office	1,200	111.48
Unit - 5 - Cold Store	3,564.68	331.17
<b>Total</b>	<b>9,742.87</b>	<b>905.14</b>

## Viewings

Strictly by appointment only with the sole agent.

## Terms

The property is available by way of an assignment or a sublease of part.

## Legal Costs

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



## Viewing & Further Information

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