



Unit 2

Merchants Trade Park, Bristol, BS2 0TX

**Modern industrial unit
located on well established
estate.**

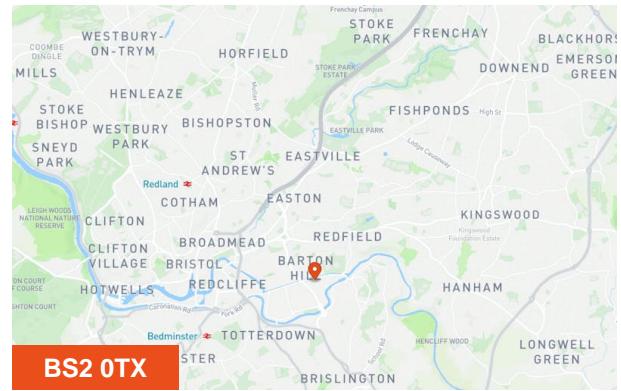
**5,743 sq ft
(533.54 sq m)**

- Prime modern trading estate
- Dedicated loading apron
- Good car parking provision.
- 2 up and over sectional roller shutter loading door
- Clear internal heights of over 6 metres

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Summary

Available Size	5,743 sq ft
Rent	Rent on application
Rates Payable	£22,621.17 per annum Current rateable value (1 April 2023 to present)
Rateable Value	£45,333
VAT	Applicable
EPC Rating	C (58)



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 2	4,407	409.42	Available
Ground - Reception / Waiting Area	668	62.06	Available
1st - Office	668	62.06	Available
Total	5,743	533.54	



Description

The property comprises a mid terrace warehouse/ industrial unit with brick/block construction with profile metal sheet cladding. The property benefits from 2 up and over sectional loading doors and allocated parking/ loading area. There is a Ground and 1st Floor office accommodation with welfare facilities

Location

Merchants Trade Park is situated directly fronting Feeder Road in St Philips, the main established trade counter and industrial area for Central Bristol. Feeder Road is very popular with trade counter operators, being located approximately one mile east of Bristol City Centre and Temple Meads Rail Station, and one mile south of Junction 3 of the M32 motorway. Feeder Road is accessed off the A4 Bath Road via Albert Road, and the A4320 St Philips Causeway via either Albert Road or Whitby Road. The A4320 St Philips Causeway connects directly to Junction 3 of the M32 motorway, while the A4 Bath Road provides access to Bristol City Centre, the A4174 Avon Ring Road, and Bath City Centre.



Other occupiers on Merchants Trade Park include Toolstation, Air Brake Direct and A Plant Tool Hire Express. Other nearby trade counter operators include Benchmark, Roofbase, Graham Plumbers Merchants, and SIG Roofing

Terms

Available by way of assignment / sublease of the unexpired term of the lease from 6/10/2020 - 5/10/2030, alternatively consideration may be given to the granting of a new lease, rent and service charge available upon application.

Viewings

Strictly by prior arrangement with the agents.

Viewing & Further Information

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