



Bristol East Depot

Eldon Way, Bristol, BS4 3QQ

Open Storage Site, Available on Flexible Lease Terms

1.56 Acres
(0.63 Hectares)

- 1.56 Acres
- 2 Miles from Bristol city centre
- Flexible Lease Terms
- 24/7 Access
- Close to the A4320 St Philips Causeway

Summary

| | |
|----------------|----------------------------------|
| Available Size | 1.56 Acres |
| Rent | Rent on application |
| Business Rates | To Be Confirmed |
| Service Charge | To Be Confirmed |
| VAT | To be confirmed |
| EPC Rating | EPC exempt - No building present |

Description

The site comprises 1.56 acres of hard standing open storage land, the site has been fenced off and is accessible 24/7.

Location

The property is situated within the St Philips industrial area - the principal employment location within central Bristol. Bristol City Centre and Junction 3 of the M32 is within 2 miles of the subject property.

Accommodation

The accommodation comprises the following areas:

| Name | Size | sq ft | sq m |
|------------------------|------------|-----------|----------|
| Outdoor - Open Storage | 1.56 Acres | 67,953.60 | 6,313.10 |
| Total | | 67,953.60 | 6,313.10 |

Viewings

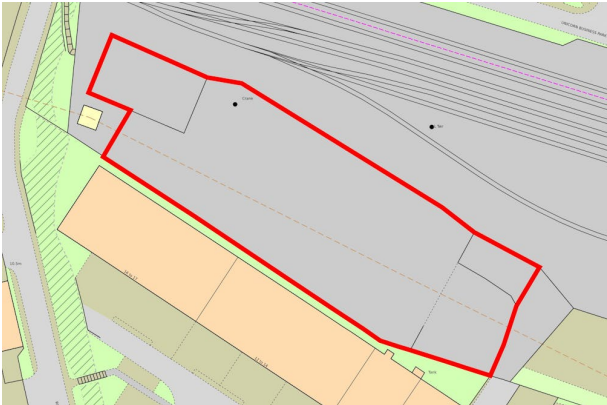
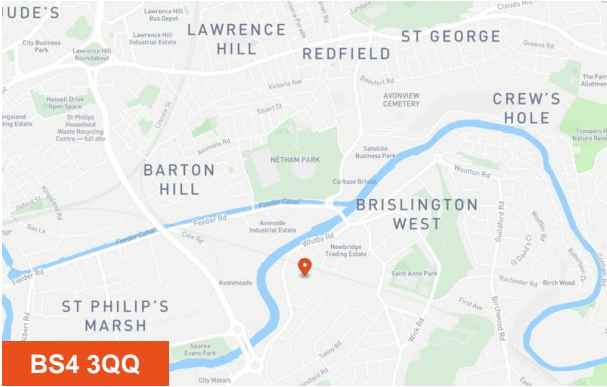
For further information /viewings, please contact the agents:

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed with a mutual rolling 6 month break clause.

Legal Costs

Parties are to be responsible for their own legal costs incurred in the transaction.



Viewing & Further Information

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