



## 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

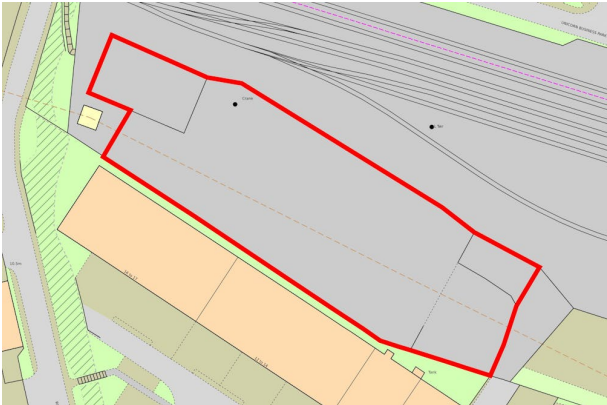
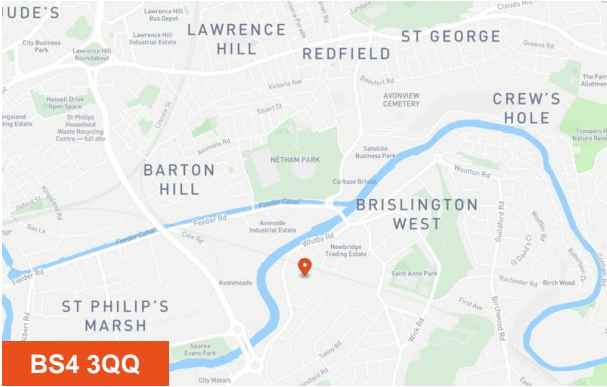
For further information /viewings, please contact the agents:

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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