russell
PROPERTY CONSULTANTS
01179 732 007

INDUSTRIAL, INDUSTRIAL/LOGISTICS, TRADE COUNTER TO LET

Rent on application

1,076 sq ft

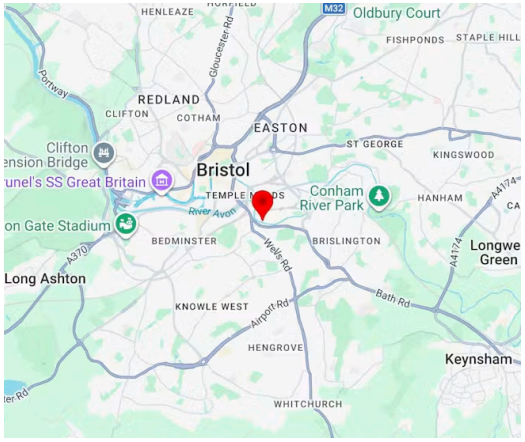
Unit 3 Ferry Steps Trading Estate, Albert Road, Bristol, BS2 0XW

a rare small unit available to let in the city centre

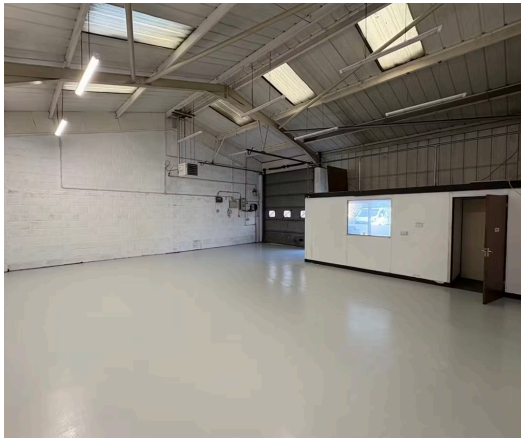
- Rare small unit availability
- Central Bristol location
- Located next to the A4 Bath Road
- New FRI lease from the Landlord
- Steel roof
- 3-phase power
- End terrace

0117-9732007
www.russellpc.co.uk









Description

The unit was constructed in 1986 on a steel portal frame set beneath a pitched steel roof. The elevations are glazed with a pedestrian entrance and a roller shutter door (3m high x 3m wide) with cladding above. Internally, the unit provides a small office, WC and warehouse/workshop providing an internal eaves height of approximately 3.5m. The property has 3 phase electricity supply.

Location

The unit is located in St Philips, which is the established industrial area of Bristol city centre. The unit fronts onto Albert Road at the junction of Totterdown Bridge, which connects to the A4 Bath Road. The unit is approximately 2 miles from J3 M32, which connects to the J19 M4.

Accommodation

Name	sq ft	sq m
Unit - Warehouse	923	85.75
Ground - Office	153	14.21
Total	**1,076**	**99.96**

Viewings

Please contact the marketing agents

Terms

Available on a new full repairing and insuring lease for a term to be agreed.

Anti-Money Laundering

The successful lessee will be required to provide the usual information to satisfy the anti-money laundering requirements when Heads of Terms are agreed.

Summary

- Rent: Rent on application
- Business rates: £6,156 per annum
- Service charge: n/a
- Car parking charge: n/a
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings



Chris Miles
01179 732 007 | 07970 886740
chris@russellpc.co.uk



Josh Gunn
01179 732 007 | 07826 889 595
josh@russellpc.co.uk

These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.