

BROOK GATE

TRADING ESTATE

SOUTH BRISTOL WAREHOUSE / TRADE COUNTER UNIT

EASY ACCESS TO A4174
SOUTH BRISTOL LINK RD

📍 BRISTOL BS3 2UN

📏 5,461 SQ FT

📦 TO LET

🔧 UNIT TO BE
REFURBISHED



UNIT
35

July 2026

ESTABLISHED INDUSTRIAL LOCATION

ADJACENT TO A4174
SOUTH BRISTOL LINK ROAD



UNIT TO BE
REFURBISHED



EASY ACCESS TO BRISTOL
AND M4/M5



PROMINENT POSITION



EXCELLENT
TRANSPORT LINKS

**SOUTH LIBERTY LANE &
BROOKGATE ARE THE
MAIN INDUSTRIAL SUBURBS
WITHIN SOUTH BRISTOL**

The properties benefit from immediate access to the A4174 South Bristol Link Road providing excellent connectivity to the A38, M32, M4 and M5, together with convenient access to Bristol city centre and the wider South West.

The property comprises a single warehouse/trade counter unit offering a combination of warehouse, office and ancillary accommodation.

The unit is ideally suited to a range of commercial uses including, industrial, trade counter and distribution.



**END-TERRACE WAREHOUSE /
TRADE COUNTER UNIT TO BE REFURBISHED**

CONNECTIVITY THAT DRIVES BUSINESS

SAT NAV: BS3 2UN

///SHALL.LEND.CLOUDS



PERFECTLY PLACED
AND SURROUNDED
BY AMENITIES

UNIT 35 WAREHOUSE/ TRADE COUNTER

5,461 SQ FT (507.35 SQ M)



ELECTRIC LOADING DOOR



LED LIGHTING



SECURE YARD



5.41M EAVES HEIGHT

THE WAREHOUSE / INDUSTRIAL PROPERTY INCORPORATES:

- Integral ground floor WCs, and ground and first floor offices
- Brick up to approx. 5m height along front elevation
- Clear span concrete frame construction
- Steel profile roof with 20% translucent roof panels
- 5.41m eaves height, with 5.04m minimum clear height
- Electric loading door
- uPVC double glazed windows
- LED lighting
- Secure concrete yard



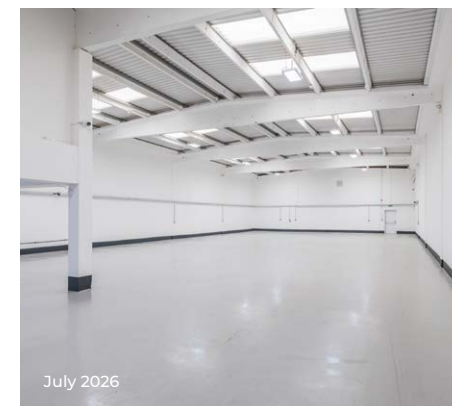
END-TERRACE TO BE REFURBISHED UNIT TO LET

LARGE SECURE YARD

UNIT 35		SQ FT	SQ M
 WAREHOUSE		4,498	417.88
 GROUND FLOOR OFFICE		482	44.78
 FIRST FLOOR OFFICE		481	44.69
 TOTAL		5,461	507.35

**PROMINENT END OF TERRACE
UNIT FRONTING THE BUSY SOUTH
LIBERTY LANE**

The property comprises a warehouse with ground and first floor offices accommodation, loading door and a secure yard, providing flexible space for a variety of commercial uses.



FURTHER INFORMATION

TENURE

A new FRI lease for a term of years to be agreed

PLANNING

Suitable for Use Class E (former B1), B2 and B8.

Interested parties should make their own enquires.

EPC

A full certificate is available upon request.

RENT

On application.

VAT

All figures are exclusive of VAT if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

RATEABLE VALUE

To be assessed.

VIEWING

For further information or to arrange a viewing, please contact:



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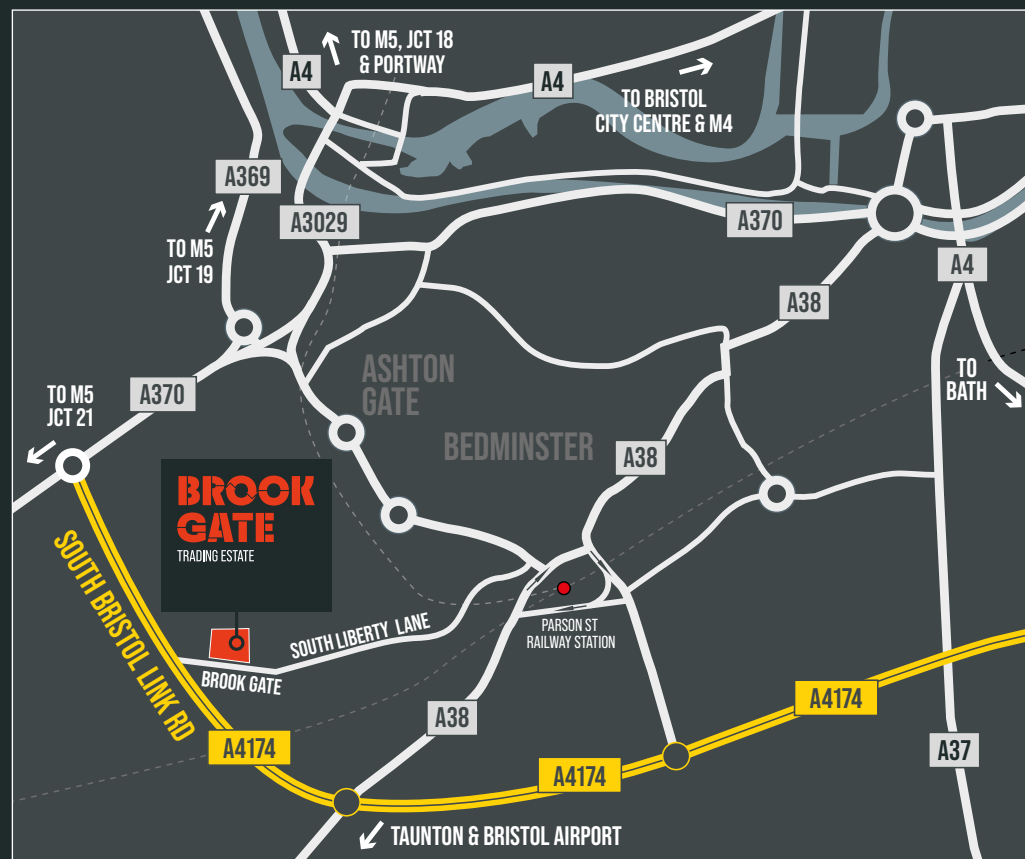


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**5 MILES VIA A38 TO
BRISTOL AIRPORT**



**4 MINUTES TO
PARSON STREET STATION**



**5 MILES VIA A370 TO
BRISTOL CITY CENTRE**



**1 MINUTE WALK TO
NEAREST BUS STOP**

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