

MODERN TRADE COUNTER UNIT –TO LET

Unit 10 Liberty Park Industrial Estate, Bristol, BS3 2SU



- Modern Trade Counter Unit
- Excellent Links to Central & South Bristol
- Well Established Location
- Surface Level Electric Loading Door
- 6m Eaves
- Rare opportunity to be situated close to Bristol City Centre



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
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LOCATION

The property is situated on South Liberty Lane approximately 2 miles south of Bristol city centre. The location provides good access with the A38 linking to the airport and providing links to the M5 and M32 motorways. The location also benefits from its close proximity to local retail and leisure amenities including Sainsbury's and South Bristol Retail Park.

DESCRIPTION

The subject property comprises an end of terrace light industrial warehouse that has been built around a steel portal frame with brick and clad elevations. The property has a clad roof with 15% translucent roof lights. Internally, the property benefits from an open plan warehouse and a minimum internal eaves height of approximately 6.2m (20ft 3") rising to 8m (26ft 2") at the ridge. There is a fully fitted trade counter area at ground floor level as well as first floor offices. Loading access is provided via a single surface level electric roller shutter door at the front elevation, with two separate double pedestrian entrances. Externally, the unit benefits from generous car parking provisions and an allocated loading forecourt.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:

Ground Floor	7,618 sq ft	707.73 sq m
First Floor Offices`	1,256 sq ft	116.69 sq m
TOTAL	8,874 sq ft	824.41 sq m
Plus Mezzanine:	1,405 sq ft	130.51 sq m

TENURE

The property is available by way of a sub-lease or an assignment of the existing lease, which is due to expire 18th February 2031, with a tenant only break option on 18th February 2027. Alternatively, a new lease may be available directly from the Landlord.

RENT

£61,800 per annum equating to £6.96 per sq ft exclusive.

EPC

The property has an energy performance rating of D (100).

PLANNING

The property benefits from E, B2 & B8 use classes.



VAT

ALL rentals and prices are exclusive of VAT.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole joint agents:

Burston Cook

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SUBJECT TO CONTRACT

Amended October 2025

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