Hartnell Taylor Cook

TO LET

Unit 4-5

Whitby Road, Bristol, BS4 3QF

Centrally located Industrial / Warehouse Unit

23,418 sq ft

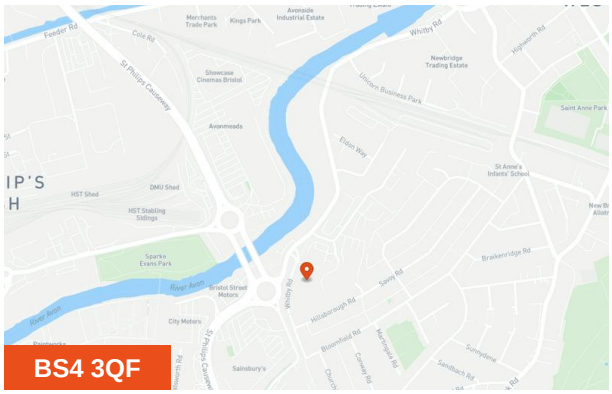
(2,175.60 sq m)

- Recently Refurbished
- Large roller shutter doors (5.18 x 6.18m
- Close to the A4320 St Philips Causeway
- 2 Miles from Bristol city centre
- Drive in Dock level servicing

Unit 4-5, Whitby Road, Bristol, BS4 3QF

Summary

Available Size	23,418 sq ft
Rent	Rent on application
Rates Payable	£65,760 per annum Current rateable value (1 April 2026 to present)
Rateable Value	£137,000
Estate Charge	N/A
EPC Rating	D



Description

The property comprises a mid terrace industrial / warehouse unit of brick and blockwork construction with metal cladding. The unit benefits from a double bay unit with raised floor slabs providing internal dock level loading. There is ground and first floor offices with amenity accomodation on the ground floor.

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	sq ft	sq m
Ground - Warehouse	18,544	1,722.79
Ground - Office	2,476	230.03
1st - Office	2,398	222.78
Total	**23,418**	**2,175.60**

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.

Legal Costs

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

Viewing & Further Information

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