



## Unit 4-5

Whitby Road, Bristol, BS4 3QF

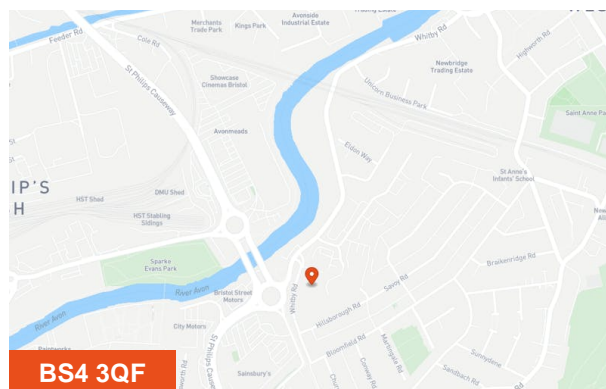
### Centrally located Industrial / Warehouse Unit

**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

## Summary

<b>Available Size</b>	23,418 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£65,760 per annum Current rateable value (1 April 2023 to present)
<b>Rateable Value</b>	£137,000
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	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 accommodation 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	Availability
Ground - Warehouse	18,544	1,722.79	Available
Ground - Office	2,476	230.03	Available
1st - Office	2,398	222.78	Available
<b>Total</b>	<b>23,418</b>	<b>2,175.60</b>	

## Viewings

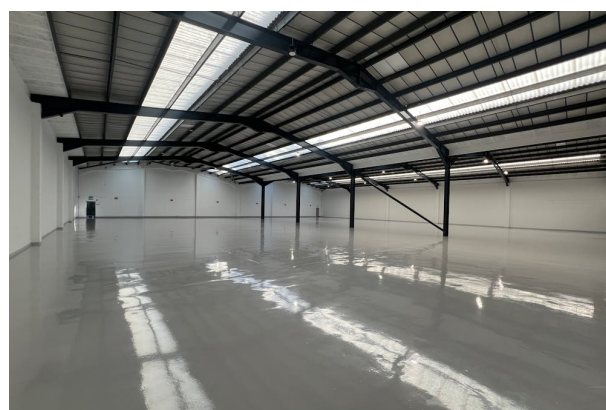
For further information /viewings, please contact the agents:

## 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

**Simon Harvey**

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