

FOR LEASE

Unit 151, South Liberty Lane Trading Estate

South Liberty Lane

Ashton Vale

Bristol, BS3 2TL



WAREHOUSE / INDUSTRIAL

4,404 sq ft (409.15 sq m)

- + Mid-terrace warehouse / industrial unit.
- + Incorporating integral ground floor WC's, and first floor office.
- + Clear span concrete frame construction.
- + Replacement pitched steel profile roof, with 20% translucent roof panels.
- + 5.41m eaves height, 5.04m minimum clear height.
- + Secure fenced and double-gated concrete yard.
- + Large established trading estate, direct access to A4174 South Bristol Link Road.
- + Approximately 2.80 miles (4.50 km) from Bristol City Centre.



CONTACT US

PHILIP CRANSTONE

Director
+44 (0)117 943 5873
Philip.cranstone@cbre.com

JAMES NELSON

Surveyor
+44 (0)117 943 5869
James.nelson@cbre.com

CBRE OFFICES

Floors 13&14, Clifton Heights,
Triangle West, Clifton,
Bristol, BS8 1EJ
T +44 (0)117 943 5757



www.cbre.co.uk/properties

CBRE

FOR LEASE

Unit 151, South Liberty Lane Trading Estate

South Liberty Lane
Ashton Vale
Bristol, BS3 2TL



PROPERTY OVERVIEW

DESCRIPTION

- + Mid-terrace warehouse / industrial unit.
- + Incorporating integral ground floor WC's, and first floor office.
- + Brick up to approximately 5.00m height along front elevation.
- + Clear span concrete frame construction.
- + Replacement pitched steel profile roof, with 20% translucent roof panels.
- + 5.41m eaves height, 5.04m minimum clear height.
- + uPVC double glazed windows and fluorescent strip lighting.
- + Secure fenced and double-gated concrete yard.

ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

Accommodation	Sq M	Sq Ft
Warehouse / Industrial	348.02	3,746
Ground Floor Ancillary	18.49	199
First Floor Office / Ancillary	42.66	459
Total GIA	409.17	4,404



SERVICES

We understand that mains services are provided to the property including water, drainage, and electricity.

There is no heating provided to the property.

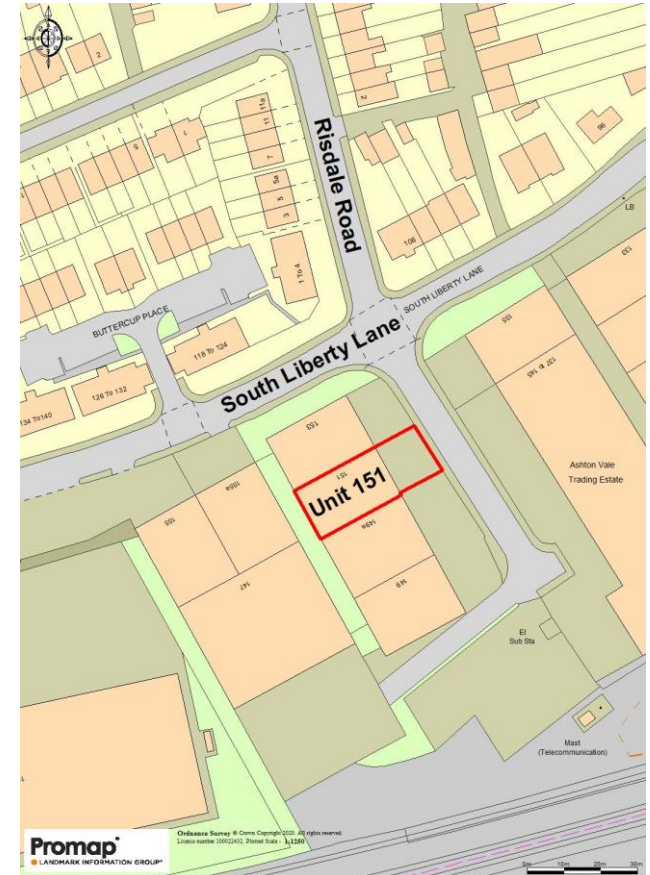
FOR LEASE

Unit 151, South Liberty Lane Trading Estate

South Liberty Lane
Ashton Vale
Bristol, BS3 2TL



PROPERTY OVERVIEW



www.cbre.co.uk/properties

CBRE

FOR LEASE

Unit 151, South Liberty Lane Trading Estate

South Liberty Lane
Ashton Vale
Bristol, BS3 2TL



FURTHER INFORMATION

PLANNING

The property has previously been used for Class B8 Storage & Distribution purposes, and we anticipate would also be suitable for Class B1(c) Light Industrial and Class B2 General Industrial uses, subject to any necessary planning consent. Interested parties are advised to make their own enquiries with the local planning authority in respect of the current permitted use and their proposed use.

ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) is available upon request. The property has been given an EPC rating of E (123).

RATEABLE VALUE

The property has not been separately assessed within the Valuation List 2017. It has a combined listing with Unit 153 as Workshop and Premises, with a combined Rateable Value of £30,500.



CONTACT US

PHILIP CRANSTONE

Director
+44 (0)117 943 5873
Philip.cranstone@cbre.com

JAMES NELSON

Surveyor
+44 (0)117 943 5869
James.nelson@cbre.com

CBRE OFFICES

Floors 13&14, Clifton Heights,
Triangle West, Clifton,
Bristol, BS8 1EJ
T +44 (0)117 943 5757

TENURE

The property is held by way of an existing Full Repairing and Insuring (FRI) lease, expiring 12th March 2024 and excluded from the Landlord & Tenant Act 1954. The property is available by way of an assignment or a new Full Repairing and Insuring (FRI) sublease, subject to status.

RENT

Upon application.

ESTATE SERVICE CHARGE

An Estate Service Charge will be payable, towards the management and maintenance of the common parts of estate.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors, SDLT or other costs incurred in any transaction.

FOR LEASE Unit 151, South Liberty Lane Trading Estate

South Liberty Lane
Ashton Vale
Bristol, BS3 2TL



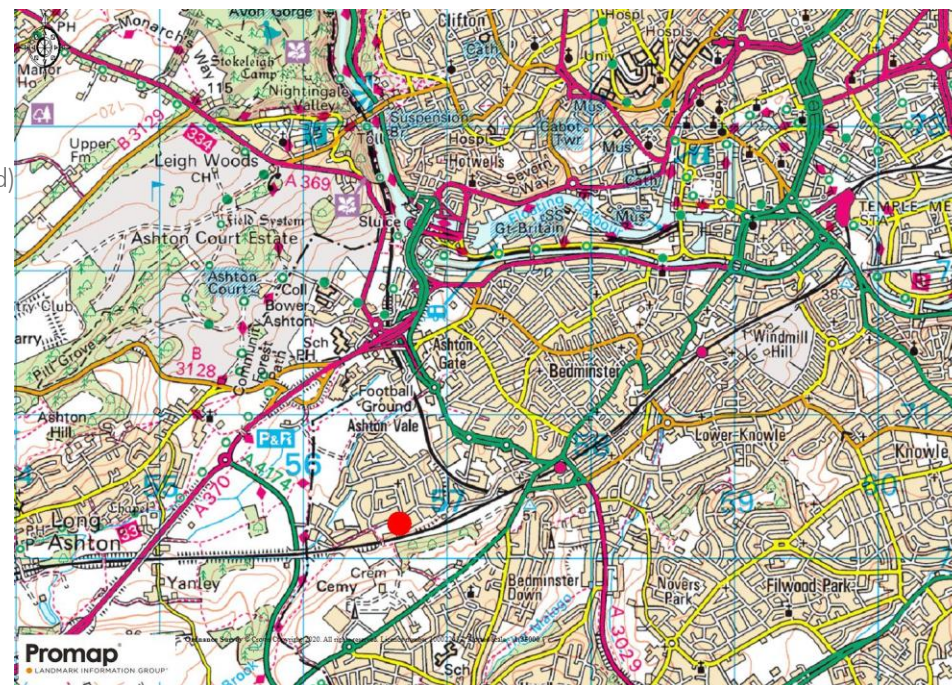
LOCATION BS3 2TL

SITUATION

- + Large established trading estate.
- + Direct access on to A4174 Colliters Way (South Bristol Link Road)
- + Additional access on to A3029 Winterstoke Road, which connects with A38, A4174, and A370.
- + Approximately 2.80 miles (4.50 km) from Bristol City Centre.
- + Neighbouring occupiers include EDS Roofing Supplies, Avon Group, Avon Barrier Company, Walls & Ceilings, and Spartan Motor Factors.

TRAVEL DISTANCES

- + Bristol City Centre – 2.80 miles (4.50 km)
- + Junction 3 of the M32 motorway – 3.90 miles (6.30 km)
- + Junction 18 of the M5 motorway – 7.10 miles (11.40 km)
- + Junction 19 of the M4 motorway – 8.50 miles (13.70 km)



© 2015 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Subject to Contract. October 2019.