Refurbishment completed End of December 2024

Hootons.

191 South Liberty Lane, Bedminster

Refurbished Industrial Unit To Let

£64,400 pax

543.87 sq m (5,854 sq ft)

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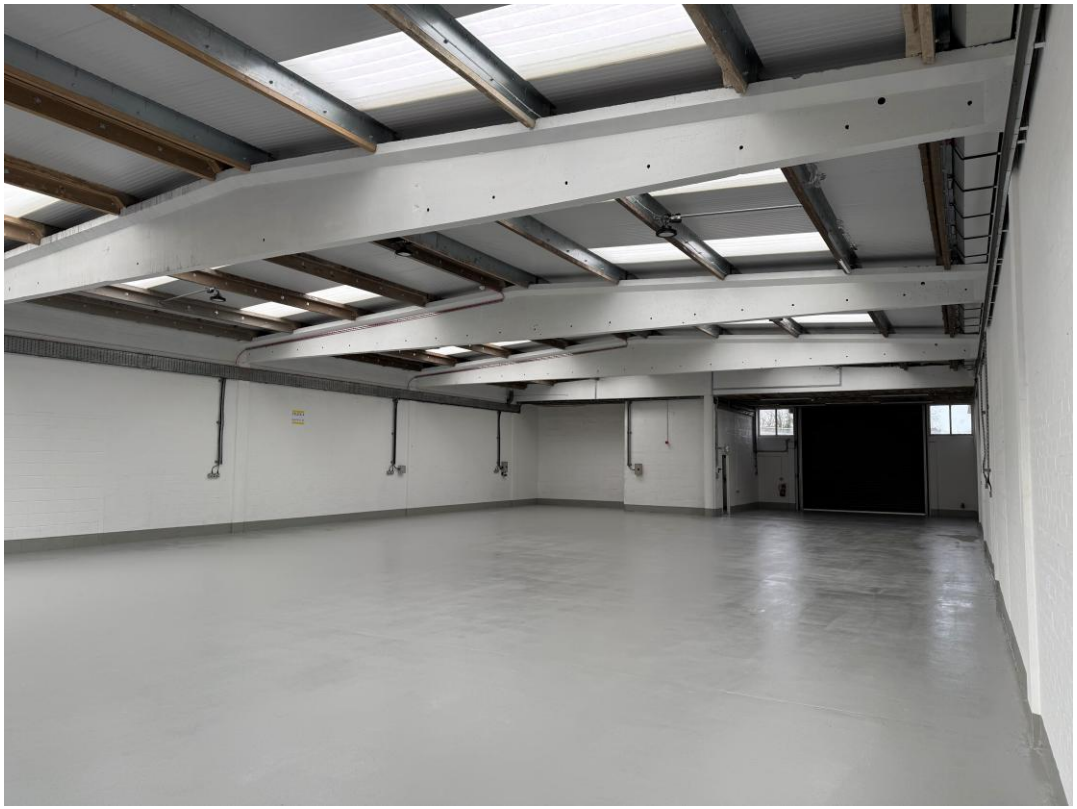

Warehouse viewed from rear wall

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 property comprises a ground floor industrial/warehouse unit with open plan office space on the first floor. The premises has recently undergone a significant refurbishment to include replacement of the roof to the warehouse, a new sliding door, painted floor and walls. The unit benefits from a secure car park, male and female W.C.s, and suspended ceilings with recessed strip lighting to the first floor offices.

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Services

- Three phase electrics
- Secure car park
- First floor office
- W/C facilities
- Gas supply

Use

Class E – Industrial, warehouse, distribution, storage, office.

Terms

The property is available by way of new full repairing and insuring lease/s for a term to be agreed, subject to five yearly rent reviews.

Rent

£64,400 per annum exclusive.

VAT

VAT is chargeable.

Size & Floors

	SQ FT	SQ M
Ground Floor Warehouse	4,927	457.71
First floor Office	927	86.16
Total	**5,854**	**543.87**

Business Rates

Rateable Value: £32,750 from 3 June 2024

Rates Payable (2024/25) 49.9p in the £

Interested parties should make their own enquiries to the Local Billing Authority. If let separately they will need to be re-assessed.

Legal Costs

Each party will be responsible for their own legal costs in connection with this transaction.

Map

Energy Performance

The property is rated as a C (56). Certificate available on request.

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Aerial view

Rear Yard

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First floor office

Viewings & Further Information

Viewings strictly by prior appointment

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The Property Ombudsman

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