



# TO LET

Terraced Warehouse / Industrial Unit

Unit 3 30 Albert Road, St. Phillips, BS2 0XA



**BNP PARIBAS  
REAL ESTATE**

- Established Industrial area
- Full height sectional loading door
- New steel clad roof
- Central Bristol location
- Local area to be regenerated
- Separate pedestrian entrance
- Easy access to the M32
- Perfect starter unit



**LOCATION**

The property is located off Albert Road in St Philips just 1 mile from Bristol City Centre. Albert Road is the main arterial route through St Philips which in turn is the main industrial area for the centre of Bristol. Access to J. 3 of the M32 is just a 7 min. drive (1.6 miles).

**DESCRIPTION**

Unit 3 30 Albert Rd offers a mid-terrace industrial unit comprising of steel portal frame construction underneath a pitched metal clad roof. internally, the unit is configured around an open plan warehouse with WC facilities to the rear. The minimum eaves height is 4.28m and the warehouse is accessed via a roller shutter door, with separate pedestrian access. Externally the unit benefits from two allocated parking spaces.

**ACCOMMODATION**

The units have been measured to GIA in accordance with the RICS standards:

Unit 3	SQ. FT.	SQ. M.
Warehouse / Unit	1,050	97.57
Total	1,050	97.57

**PLANNING**

We understand the property has consent for B1/B2 and B8 uses. We recommend any interested parties make their own enquiries. MR to confirm.

**RATES**

We understand the property has a Rateable Value of £10,000 per annum effective from 1st April 2023. We recommend interested parties make their own enquiries with Bristol City Council for further information

**RENT**

Upon Application.

**TERMS**

The unit is available to lease on a full repairing and insuring basis for a term of years yet to be agreed.

**SERVICES**

We understand the property benefits from 3 phase electricity, mains water and drainage.

**VAT**

All terms quoted are exclusive of VAT where appropriate.

*Agents note: one or more the executors involved in the sale/let of this property is an employee of Strutt & Parker.*

**LEGAL FEES**

Each party are to be responsible for their own legal and professional fees.

**EPC**

D (83) valid until 26th February 2033.

**ANTI MONEY LAUNDERING**

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

**VIEWINGS AND FURTHER INFORMATION**

**Luke Whitmarsh**

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**Josh Gunn**

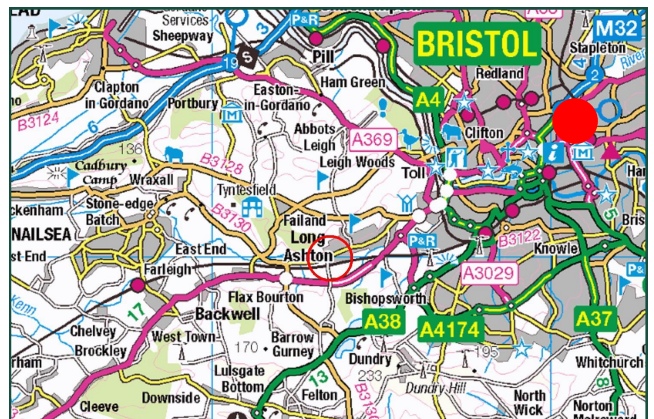
Tel: 07826 889 595

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Details updated January 2024.

SUBJECT TO CONTRACT

Photographed March 2023



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