

# MAGGS & ALLEN

133 SOUTH LIBERTY LANE  
, BRISTOL, BS3 2SZ

**£82,700 Per Annum**

- Well presented industrial unit
- First floor office space
- Approximately 6,913 sq ft
- Secure yard



Commercial & Investment  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## DESCRIPTION

This well presented industrial unit spans approximately 6,913 sq ft in total, offering a functional and versatile space suitable for a range of industrial purposes. The property features a generously sized ground floor warehouse area, covering around 5,971 sq ft. This area includes ample storage space, along with toilet facilities.

On the first floor, you'll find approximately 943 sq ft of recently refurbished office space. The modern, clean, and well designed offices offer a comfortable and efficient working environment, ideal for administrative tasks or management operations.

Additionally, the unit benefits from a spacious and secure yard, providing ample outdoor storage or loading/unloading space. Roller shutter access adds convenience for vehicle entry, further enhancing the accessibility of the property.

## LOCATION

The unit is strategically located on South Liberty Lane in the vibrant area of Ashton, a well established industrial and commercial district within easy reach of key transportation routes. This prime location offers excellent accessibility, making it a highly desirable base for businesses seeking a central position with strong connections to the surrounding areas.

## LEASE DETAILS

The unit is available by way of a lease assignment, the current lease term runs until January 2029.

Each party to incur their own legal costs with the landlord's associated costs split 50/50 between the ingoing and outgoing tenant.

## BUSINESS RATES

The rateable value with effect from April 2023 is £31,250.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: C (valid until March 2033)

## FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWING

By appointment with Maggs & Allen.

## TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

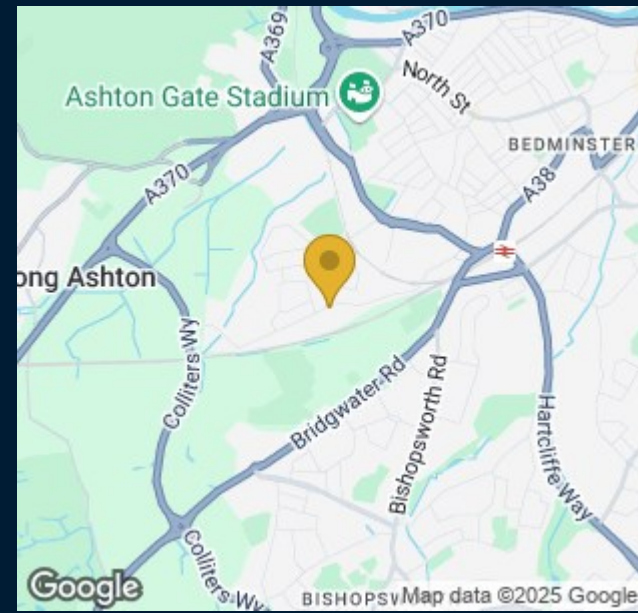
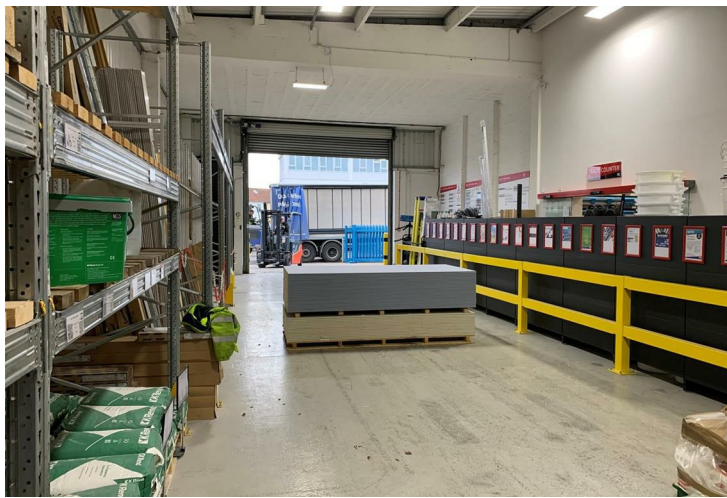
## CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for asbestos and therefore recommend all interested parties to make their own enquiries.

## CODE FOR LEASING BUSINESS PREMISES

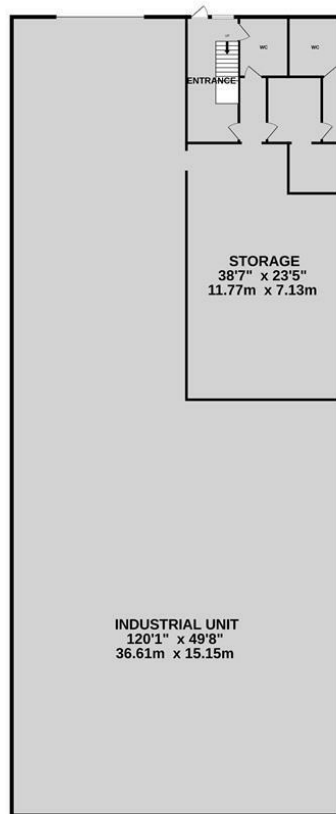
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.

GROUND FLOOR  
5971 sq.ft. (554.7 sq.m.) approx.



1ST FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA : 6913 sq.ft. (642.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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