



Speedwell Yards The Printworks, Deep Pit Road, Bristol BS5 7FZ

TO LET

Secure Open Storage Space

5,000 - 80,000 Sq Ft
(464 - 7,432 Sq M)

DESCRIPTION

The site comprises a total of approx. 1.9 acres / 80,000 sq ft which is available on a flexible basis with secure yards of approximately 5,000 sq ft up to the whole of c. 80,000 sq ft available. The surface is a mixture of concrete and MOT Type 1. Each yard compound will be made secure with palisade fencing and utilities connections can also be arranged if required.

- ✓ Compounds available from 5,000 sq ft upwards
- ✓ Secure with palisade fencing and CCTV
- ✓ Close proximity to city centre and M32
- ✓ Utilities connections can be made available
- ✓ Suitable for a variety of open storage uses
- ✓ Flexible lease terms

LOCATION

The property is located in Fishponds Trading Estate, approximately 1.5 miles from Junction 2 of the M32 providing easy access to both Bristol City Centre and the M4.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	80,000	7,432

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

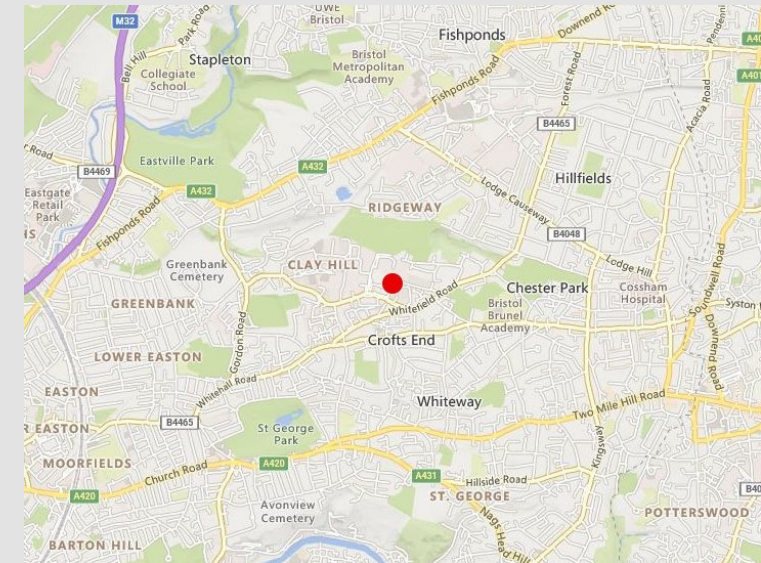
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available on a new lease on terms to be agreed.



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Regulated by RICS 13-Aug-2026

VIEWING & FURTHER INFORMATION

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