

# OFFICES WITH STORAGE—TO LET

Unit 2 Sheene Road, Bedminster, BS3 4EG



- Modern Business Unit Comprising:-
- High Quality Offices 2,962 Sq Ft
- Ancillary Stores / Loading 1,150 Sq Ft
- Offices Fitted To A High Standard With Air Conditioning and Excellent Parking
- Prominent Location Fronting Sheene Road In Bedminster
- Rent On Application



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

[www.burstoncook.co.uk](http://www.burstoncook.co.uk)

 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

The property occupies a prominent main road location fronting onto Sheene Road in Bedminster approximately 1.5 miles from Bristol city centre. The property provides good access to the local transport network being less than 1 mile from Bristol Temple Meads Railway Station and in close proximity to the A4, which provides access to the M4 via the M32.

## DESCRIPTION

The property provides office accommodation over ground floor with additional storage accessed via a loading bay accessed via a large concertina warehouse door to the side.

The offices are finished to a good standard with carpet covered flooring, suspended ceiling, LED lighting. The office also benefits from a kitchenette wall and ceiling mounted air conditioning cassettes and a WC/shower room.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), the property has an approximate gross internal floor area of:-

### Ground floor

Offices	2,962 sq ft	(275.37 sq m)
Warehouse	1,150 sq ft	(106.88 sq m)
<b>Total</b>	<b>4,112 sq ft</b>	<b>(382.25 sq m)</b>

## CAR PARKING

The unit benefits from 5 demised car parking spaces.

## TENURE

The unit is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## RENT

Rent is available upon application.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:

Rateable Value:	£24,000
Rates Payable (As of April 2026):	£10,368

*Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.*

## PLANNING

We understand that the unit has consent for B1 use.

## ENERGY PERFORMANCE CERTIFICATES

The property has an EPC rating of C-52—a certificate can be made available upon request.

## VAT

We are advised that VAT is payable on the rental.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Charlie Kershaw MRICSS  
Tel: 0117 934 9977  
Email: charlie@burstoncook.co.uk

## SUBJECT TO CONTRACT

February 2026

**Important Notices:** i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017:* Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

