TO LET– REFURBISHED INDUSTRIAL UNIT

Units 30 & 31 Barnack Trading Centre, Novers Hill, Bedminster, Bristol, BS3 5QE

- Industrial unit with offices and mezzanine floor
- 2746 sq ft (255.09 sq m)
- Rent £32,500 per annum, exclusive
- 4 on site parking spaces
- Solar Power—providing exceedingly cheap energy rates.

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.

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BURSTON COOK
0117 934 9977

LOCATION
The property is located within the established Barnack Trading Centre, Novers Hill, Bedminster, within a development of 36 units approximately 2 miles south of Bristol city centre. Barnack Trading Estate also offers access to the nearby A4 to Bath Road, as well as both the A38 and M5 providing routes to the south west and north of the UK.

DESCRIPTION
The property is of steel portal frame construction with a combination of traditional facing brickwork and insulated profile steel clad elevations under a pitched roof which is insulated and incorporates approximately 10% natural roof lighting.

Access to the property is via two pedestrian doors or alternatively an electric roller shutter loading door. Internally, the property is currently fitted out as a traditional industrial unit with and area of full height space and offices on the ground floor, with a substantial mezzanine floor providing additional space. There is LED lighting throughout and the property has been rewired.

WC and kitchenette facilities are provided at ground floor level.

The property benefits from solar panels on the roof which provides significant energy use savings for any occupier.

ACCOMMODATION

Ground Floor	1,650 sq ft	(153.28 sq m)
Mezzanine Floor	1096 sq ft	(101.81 sq m)
Total	**2746 sq ft**	**(255.09 sq m)**

TENURE
The property is available by way of an assignment of an existing 5 year lease from February 2024 or a new full repairing and insuring lease, for a term of years to be agreed. A rental deposit will be required.

RENT
£32,500 per annum, exclusive.

USE
The property is suitable for Use E (Light Industrial) and Use B2 (General Industrial) uses under the Town & Country Planning (use Classes) Order 1987, although would be equally suitable for B8 (Storage and Distribution) uses.

ENERGY PERFORMANCE CERTIFICATE
C (73) – A copy can be provided if requested.

BUSINESS RATES
The Rateable Value for the property for the year 2024/2025 is £17,250.

VAT
All prices quoted are exclusive of VAT, if applicable.

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents: -
Burston Cook

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

SUBJECT TO CONTRACT
November 2025

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002
Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING
Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

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