



TO LET



TRADE COUNTER /
LIGHT INDUSTRIAL
UNIT TO LET



SIZE (NIA)
5,115 sq ft
475.22 sq m



QUOTING RENT
£64,000 pax



THE OPPORTUNITY

- To be fully refurbished
- Trade Counter / Light Industrial unit
- 5,115 sq ft (475.22 sq m)
- Quoting £64,000 per annum, exclusive

LOCATION

The Property is located on Vale Lane, within Vale Lane Trading Estate which forms part of an established mixed commercial area off Hartcliffe Way in Bedminster, south west of Bristol city centre. Approximately 2.4 miles to Bristol city centre, 6.5 miles to Bristol Airport and 3 miles to J3 of the M32

DESCRIPTION

The building is of steel portal frame construction with a mix of blockwork and sheet clad elevations. There is a pedestrian entrance door to the front elevation and a roller shutter door providing goods access and vehicular access into the unit. Internally, the ground floor provides clear span storage/production space and there is currently a reception area and trade counter to the front with some office accommodation. The first floor provides further office accommodation WCs and a kitchen-ette. To the front of the building there is forecourt car parking and a vehicle loading area.



ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	3,904	362.72
FIRST FLOOR	1,211	112.50
TOTAL	5,115	475.22

TENURE

The property is available by way of a new full repairing and insuring lease, for a term of years to be agreed. A rental deposit may be required.

RENT

Quoting £64,000 per annum, exclusive.

PLANNING

The property is suitable for B8 (Storage and Distribution) use.

All parties are advised to make their own enquiries.

BUSINESS RATES

In accordance with the [Valuation Office Agency](#) website, the property has the following designation as of April 2026:

Rateable Value: £42,500

All parties are advised to make their own enquiries.

VAT

All prices are exclusive of VAT if applicable.

EPC

The property has an [Energy Performance](#) rating of D (86).

LEGAL FEES

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

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.



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 Burstons Cook expertise and accordingly Burstons Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

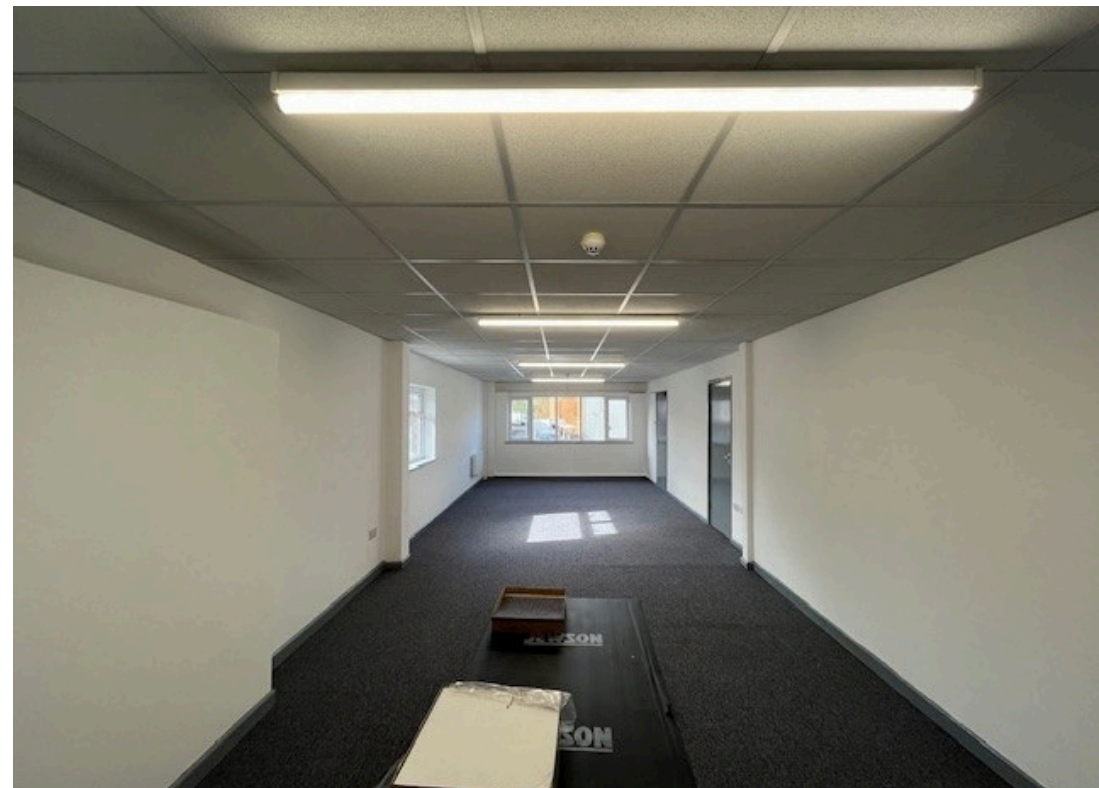
Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
SEPTEMBER 2026



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