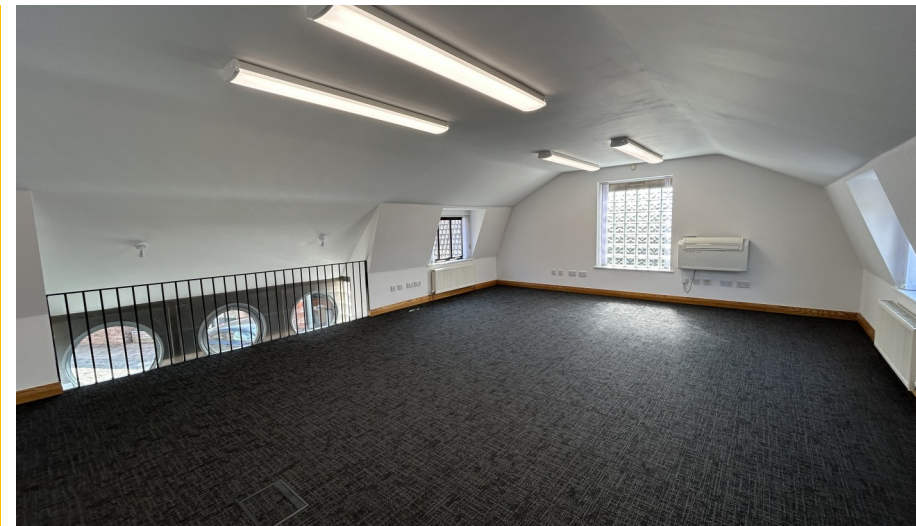


# CHARACTERFUL OFFICE SUITE—TO LET

The Forge, The Old Brewery, Lodway, Pill, Bristol, BS20 0DH



- A self contained office of approx. 1,243 sq ft (115.4 sq m) located in a unique and characterful office development
- Refurbished to a high standard
- Use Class E ~ therefore suitable for a wide range of different uses to include office, medical, clinic, financial & professional services
- On-site car parking and tenant gym.
- Excellent access with Junction 19 of the M5 approximately 1.5 miles
- Only 5 miles from Clifton, but out of town rents and parking!



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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## LOCATION

The Old Brewery Business Park enjoys a highly accessible and desirable location in the village of Pill, just 5 miles from Bristol city centre, offering an excellent balance between scenic surroundings and connectivity. Clifton and the vibrant north-west Bristol suburbs are within easy reach, making the location particularly attractive for businesses seeking proximity to the city without the congestion. The park is just 1.5 miles from the A369 and Junction 19 of the M5 Motorway, providing swift access to the national motorway network and the South West region.

Pill is well-served by regular bus routes and a dedicated cycle path linking directly to Bristol, while the village itself offers a range of local amenities including a Co-op, Post Office, hair salon, takeaway, and several welcoming pubs—perfect for both convenience and community.

## DESCRIPTION

The Old Brewery Business Park comprises a former brewery which has been sympathetically converted to provide high quality offices whilst retaining the historic features.

The Forge is an entirely self contained building providing accommodation over ground and first floors and has refurbished to a high standard.

- Fitted kitchenette
- LED lighting
- Open plan layout over both floors
- Meeting room in situ
- Own front door
- New carpet floor coverings
- WC facility
- CCTV
- Air conditioning
- New decorations
- Visitor car parking
- Dedicated car parking

The site further benefits from communal WCs and showers, outdoor seating area and an on-site gym, fully equipped gym.

## CAR PARKING

Ample car parking available by way of negotiation.

There is also dedicated visitor car parking and potential to install EV charging points.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the office has an approximate net internal floor area of 1,243 sq ft (115.38 sq m).

## RENT

On application.

## TENURE

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







Meeting room in situ



Fully equipped, on site gym

## EPC

Rating C (68).

## VAT

We have been advised that the property is elected for VAT.

## PLANNING

Use Class E – therefore suitable for a wide range of uses to include office, financial & professional, medical etc.

## BUSINESS RATES

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has the following designation:

Rateable Value:	£16,000
Rates Payable: (2024/2025):	£7,984

*NB: Interested parties are advised to verify this information and make their own investigations.*

## 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: Luke Dodge MRICS  
Tel: 0117 934 9977  
Email: [luke@burstoncook.co.uk](mailto:luke@burstoncook.co.uk)

## SUBJECT TO CONTRACT

Updated July 2025

**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.

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