

# SELF CONTAINED OFFICE / BUSINESS UNITS FOR SALE /MAY LET

Units 4 and 5 Mead Court, Cooper Road, Thornbury, Bristol, BS35 3UW



- A converted office building located within a popular business park
- Two interlinking units of approx. 7,221 sq. ft (670.84 sq. m)
- 22 designated car parking spaces
- Quoting £525,000 exclusive
- May consider a letting—further details available upon request



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

Thornbury is located approximately 5 miles north of Junction 16 of the M5, near to the M4/M5 interchange and approximately 12 miles North of Bristol City Centre. Thornbury is an established market town which comprises a variety of local and national retailers and various leisure facilities providing services for the community.

## DESCRIPTION

The subject property comprises two terraced industrial units with profile sheet clad elevations and metal frame window units. The property was originally constructed for use as two separate industrial units and was subsequently interlinked and converted to provide office accommodation over ground floor with the addition of a mezzanine/first floor which has also been fitted as office accommodation. Access to the building is by way of a pedestrian door to the front elevation which leads into a reception area. There is also a pedestrian fire exit to the rear of the building as well as further fire exits to the front elevation.

The ground floor provides reception area, various offices and training rooms, male and female WCs on both sides of the building, kitchen facilities, plant room and a disabled lift. There are three staircases across the two buildings providing access to the mezzanine/ first floor accommodation with the first floor providing various office and training rooms and kitchen facilities. The roof is fitted with solar PV panels. The property could potentially be put back into two separate units and could be utilised for light industrial use again if the offices were stripped out.

## CAR PARKING

There are 22 allocated car parking spaces to the front of the property.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area:-

Unit 4:	3,145 sq. ft	(292.13 sq. m)
Unit 5:	4,076 sq. ft	(378.71 sq. m)
<b>Total:</b>	<b>7,221 sq. ft</b>	<b>(670.84 sq. m)</b>

## TENURE

Long Leasehold of 125 years (less the last ten days) from 24 June 1988. Rent : A peppercorn and Service Charge. Vacant possession.

## PRICE

Quoting £525,000 exclusive.

## VAT

We understand that the property is not elected for VAT.

*Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.*

## MAY LET

The property may be available to let by way of a new full repairing and insuring lease for a term of years to be agreed. Rent on application.

## PLANNING

Use Class E - therefore suitable for a wide range of uses (subject to any relevant consents).

## BUSINESS RATES

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

Rateable Value: £77,000

Rates Payable (As of April 2026): £36,960

## EPC

Unit 4 has a rating of C(72) and Unit 5 has a rating of D(76).

## LEGAL FEES

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

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

## SUBJECT TO CONTRACT

April 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.

