

# INDUSTRIAL UNIT—TO LET

Unit 2 Barnack Trading Centre, Novers Hill, Bedminster, Bristol, BS3 5QE



- Mid terrace industrial unit incorporating first floor offices
- Approx 802 sq ft (74.5 sq m)
- Quoting rent – upon application
- On site parking
- Great opportunity in a fantastic location



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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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 a single pedestrian door or alternatively a sectional up and over loading door. Internally, the property is currently fitted out as a traditional industrial unit on the ground floor and a substantial mezzanine floor incorporating separate office accommodation.

WC and kitchenette facilities are provided at ground floor level.

## ACCOMMODATION

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

|              |                  |                  |
|--------------|------------------|------------------|
| Ground Floor | 529 sq ft        | (49 sq m)        |
| First Floor  | 273 sq ft        | (25 sq m)        |
| <b>Total</b> | <b>802 sq ft</b> | <b>(74 sq m)</b> |

## 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. OR long leasehold for a term of 125 years from 1988 at a peppercorn rent .

## RENT

Quoting rent upon application.

## 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.

## EPC

Available upon request.

## BUSINESS RATES

The Rateable Value for the property for the year is £7,800.

The property may be suitable for Small Business Rates Relief. Interested parties are advised to make their own investigations regarding the rating assessment of the property with Bristol City Council rating department.

## VAT

All prices quoted are exclusive of VAT, if applicable.

## LEGAL FEES

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

**FAO:** Tom Coyte MRICS  
**Tel:** 0117 934 9977  
**Email:** tom@burstoncook.co.uk

## SUBJECT TO CONTRACT

April 2025

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