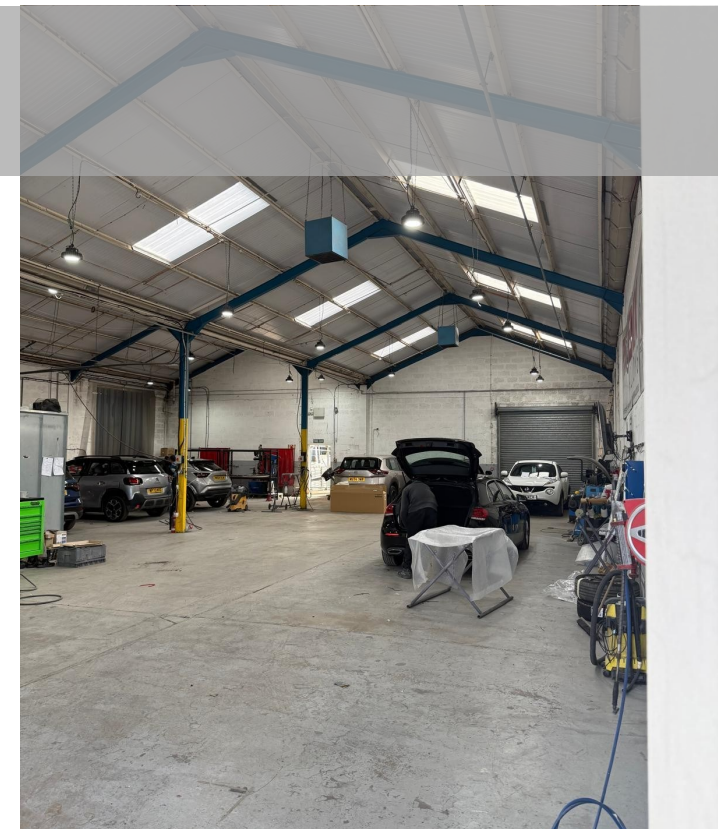


# INDUSTRIAL WORKSHOP UNIT –TO LET

12 Clothier Road, Brislington, Bristol, BS4 5PS



- Excellent location on Clothier Road in Brislington
- Approximately 4,987 sq ft (463.30 sq m)
- Rental—£47,350 pax
- Car parking to the front with additional yard space to the rear
- Includes office accommodation to the front



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 subject property is located on Clothier Road. Clothier Road is located in the Brislington area of Bristol. It runs parallel to the A4 Bath Road, southeast of the city centre. Access is relatively good with the Bath Road providing access to the ring road and in turn the motorway network. There are various industrial occupiers within the vicinity as well as retail park units and residential accommodation in the vicinity.

## DESCRIPTION

The property is a terraced industrial workshop unit. The property has a steel portal frame with brick elevations and rendered front elevation. Internally, there is office accommodation to the front (in a single storey structure) and workshop area to the rear and the unit benefits from car parking to the front and yard area to the rear which can be accessed to the side of Unit 14 and is also accessed through Unit 12 from the front. There is a roller shutter to both the front and rear of the unit.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate gross internal area of 4,987 sq ft (463.30 sq m).

## TENURE

The unit is available by way of an assignment of the exiting occupational lease which is drawn for a term of 5 years from 1st July 2024.

A new lease is potentially available direct with the landlord by way of separate negotiation.

## RENT

£47,350 per annum, exclusive .

## PLANNING

We have assumed that the property benefits from planning use B2 (General Industrial).

## BUSINESS RATES

We have made enquiries with the Valuation Office Agency (VOA) and we understand that the property has the following ratings assessment: -

Property:	12 Clothier Road, Bristol, BS4 5PS
Description:	Warehouse and premises
Rateable Value:	£31,000

## VAT

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

## EPC

The property has an Energy Performance rating C (75)).

## 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: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

## SUBJECT TO CONTRACT

May 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.

