

# A RARE OPPORTUNITY TO ACQUIRE A LARGE FREEHOLD COMMERCIAL PREMISES

279 Two Mile Hill Road, Kingswood, Bristol, BS15 1AX



- A unique freehold opportunity comprising office and light industrial / workshop accommodation
- Benefitting from car parking for 7 vehicles on site PLUS yard space
- Approximate Gross Internal Area of 4,434 sq ft (411.93 sq m) of versatile space
- Suitable for owner occupier requiring office and warehouse space
- Prominently located, offering potential for residential development (STP)
- Freehold for sale with vacant possession—Price Upon Application

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 property occupies a prominent position fronting onto Two Mile Hill Road which serves the residential suburbs of Kingswood, situated 5 miles to the east of Bristol city centre. With extremely high levels of passing vehicle traffic and ample footfall. The site is just a few minutes from the A4174 Bristol Ring Road and a few minutes from the Bristol to Bath cycle path.

**DESCRIPTION**

An exceptional opportunity for a unique premises comprising a ground floor and first floor office unit with a workshop and yard area to the rear, available due to business relocation.

To the front there is a glazed retail frontage leading into the sales space which is currently used as an office equipped with W.C. facilities and kitchen. Side access leads into the ‘main’ entrance which offers an open plan reception, with a separate office, W.C. provisions and stores. To the rear are further offices and a large open plan workshop. The workshop has a single roller shutter which is 3.07m wide by 2.73m high.

To the first floor are various offices, a large bright meeting room, welfare space, kitchen and WCs. The property carries carpeted floors and suspended ceilings throughout and has been fitted with alarms and CCTV. Services include water, electricity, air-conditioning and a central heating system.

**CAR PARKING**

The property has ample on site parking. There is space for one vehicle to the front of the premises and space for six vehicles to the rear of the workshop.

**ACCOMMODATION**

In accordance with the RICS Code of Measuring Practice, the property has the following approximate gross internal floor areas in line with the VOA.

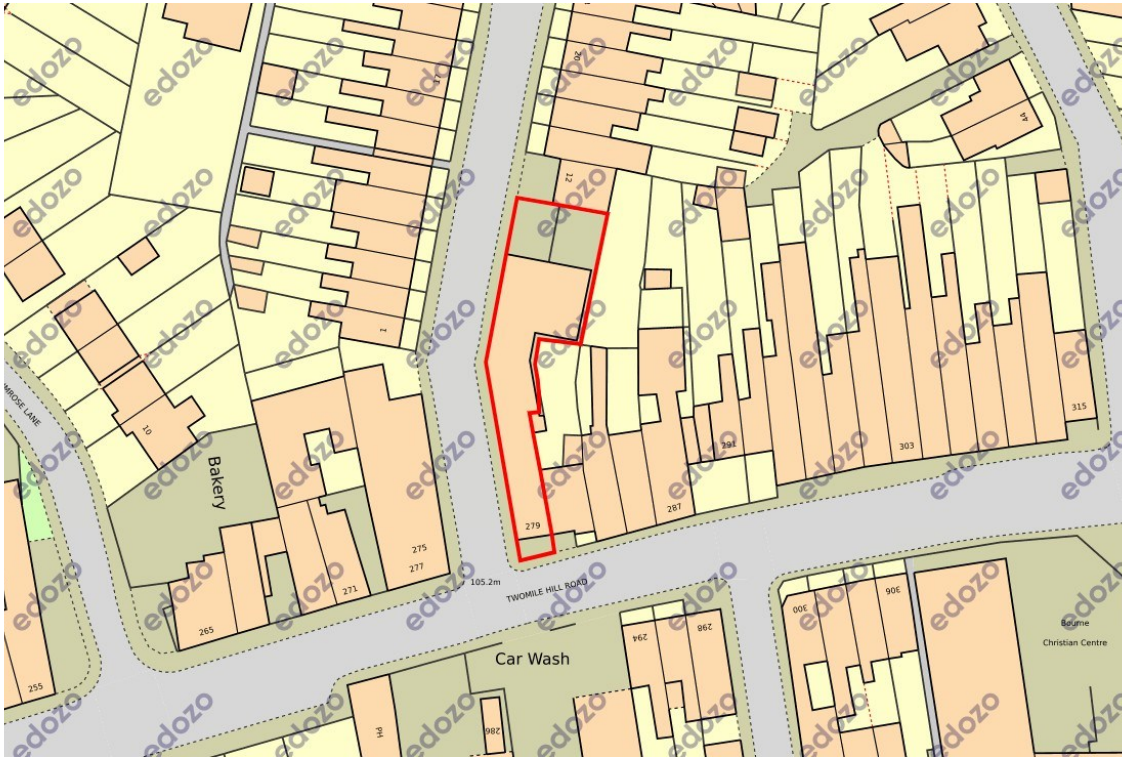
Area	Sq ft	Sq m
Ground Floor	3,025	281.06
Workshop	543	50.47
First Floor	866	80.41
<b>TOTAL</b>	<b>4,434</b>	<b>411.94</b>

**PRICE**

Price on Application.

**TENURE**

The freehold of the property is available to purchase with vacant possession.







## VAT

We have been advised that the property is not elected for VAT.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £27,250 for the year 2024/2025. Interested parties should make their own enquiries in relation to the rates payable.

## EPC

The property has an energy performance rating of C (63).

## PLANNING

The property is currently in use as offices and light industrial. *All parties are advised to make their own enquiries.*

## 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

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## SUBJECT TO CONTRACT

June 2025

## CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (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.

*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 contact 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*



**CODE**

New Partitions

100 dense concrete blockwork plastered both sides

100 x 50 studwork partitions built direct off existing floor slab

\* Denotes half hour fire doors with automatic glass panic bar

Reform this area with 100 x 50 studwork partitions. Tea bay wall to be built off noggins between joists at 400 centres to match joist dimensions.  
Existing WC connection to SVP from WC 4 maintained.  
Install stub stack with 40 waste connection in sink and basin and 100 dia connection from WC 5 stub stack to be connected to existing SVP with 100 branch connection run in or below floor level as possible.  
Provide mechanical extract to WC 5 to give 3 air changes per hour with 15 min overrun linked to light switch.  
Provide extract fan to Tea Bay

Amend size of existing store with 100 blockwork built off existing warehouse floor slab.

New Toilet formed with studwork built off slab with voids filled with mineral wool insulation balls.  
Install Dargo stub stack with 100 dia connection to existing manhole on yard boundary. Drain to fall not less than 1 in 80.  
Connect WC to stub stack with 100 connection and basin to stub stack with min 32 mm waste with 75 deep seal trap.  
Provide inlet over drain where pipework passes through wall.  
Where drain run is less than 700mm below ground level under yard encase pipework with 100mm concrete with flexible joints.  
Ventilate Toilet with mechanical extract fan through wall to provide 3 air changes per hour with 15 min overrun operated by light switch.

Rehang door to open outwards as escape door fitted with emergency push bar exit knockery.  
Return exit with landing and steps down as necessary to meet level with 215 brickwork wall and railing at 1000 height above landing.

existing offices unaltered

100 blockwork to existing opening with 13 plaster both sides  
Block existing window opening with 100 blockwork with 13 plaster both sides

Underline stairs to provide one hours fire resistance with two layers of plasterboard or proprietary cladding sheet.  
Form new opening in wall with 150 x 100 FIC lintel over as necessary

Existing urinal removed and new urinal and trapped gully fitted to drain to take 32 waste from basin and 40 waste from shower with 75 deep seal traps.  
Provide and install mechanical extract ventilation to Toilets 1 and 2 and Shower. Extract fans to Toilets to be capable of providing 3 no air changes per hour with 15 min overrun. Both fans operated by light switch. Fan to Shower to be capable of extracting at a rate of 15 litres/sec. Toilet 1 fan ducted to outside wall within floor void in position shown. Toilet 2 fan ducted to discharge through Shower room roof. Shower room fan to discharge direct through roof.

WC to Toilet 2 connected to existing SVP with 100 dia branch and basin similarly connected to SVP with min 32mm dia waste and 75 deep seal trap.  
Existing WC partition and drain connection maintained (not shown).  
New studwork partition to form store

Shop Kitchen and WC formed in 100 x 50 studwork partitions with 13 plasterboard and skim both sides and voids filled with mineral wool balls. Ventilate WC with mechanical extract fan.  
Fan to WC to be placed to outside wall, operated by light switch and capable of providing 3 air changes per hour with 15 min overrun.

Upgrade existing soffit to Offices over, with 2 layers of 13 plasterboard and skim or fire resisting board capable of providing one hour fire resistance.

Mechanical extract fan for kitchen operated by light switch and capable of extracting at a rate of 60 litres/sec.  
New 100 drainage run from manhole 2 to manhole 4 at min gradient of 1 in 80. Existing manholes to be fitted with new airtight frames and covers of screw down type. New manholes fitted with same and constructed in 215 semi engineering blockwork on 150 concrete base to required level. Make 100 underground connections as shown to seales and trapped gullies to kitchen and 100 Dargo stub stack to Shop Toilet. Sink wastes all to be 40 dia with 75 deep seal waste. Basin waste to be 32 dia with 75 deep seal waste.  
Encase drainages runs under floor in 150 concrete and provide intels over where passing through walls.

Form new entrance with new opening in existing cavity wall with three course Calne lintel over to suit existing cavity wall construction with 200 bearing both ends. Construct new entrance reveals in 250 cavity work to match existing consisting of 100 insulating blockwork Thermolite Shield 2000, 50 cavity with Drifhams full cavity fill and an external leaf of dense concrete blockwork finished with sand cement render. Build cavity walls off concrete site foundation 600 x 250 at a depth below ground to match existing depth of wall foundations.  
Provide horizontal Dpc to wall min 150 above ground level and linked to existing wall Dpc. Link Dpcs to existing floor DPM below reinstatement of floor slab. Provide vertical Dpcs to door jambs.  
Fit 1 new walling to existing and use stainless steel wall ties throughout.  
Allow for three course Calne lintel and cavity wall over door with ceiling to porch at door head height consisting of ceiling joists 100 x 50 at 400 centres with external quality plywood soffit.

New office partitions in 100 x 50 studwork with 13 plasterboard and skim both sides with mineral wool balls to partition voids.

New window to match existing with three course Calne lintel over to suit wall construction with min of 200 bearing both ends. Lintel to be insulated.

Revision



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