

WORKSHOP / STORAGE SPACE - TO LET

673—677 Fishponds Road, Bristol, BS16 3BQ



- Workshop / storage to let
- Approximately 7,000 sq ft (Gross Internal Area)
- Rent only £30,000 pax
- Excellent location on the A432 with easy access to the wider road network
- Large roller shutter access

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

 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is situated in a prominent location on Fishponds Road, in close proximity to a number of commercial occupiers including Aldi, Morrisons and JD Gyms along with various other retail and industrial occupiers.

DESCRIPTION

The property comprises substantial warehouse / storage space with a large roller shutter access and off street car parking.

Internally, the unit provides predominantly open plan storage space over split levels and the unit also benefits from a 3 tonne crane.

In addition there is mezzanine and office accommodation which can also be made available.

ACCOMMODATION

The property provides an approximate area of 7,000 sq ft on a Gross Internal Area basis.

TENURE

The property is offered to let on a new effectively full repairing and insuring sublease.

RENT

The quoting rent is £30,000 per annum, exclusive.

PLANNING

Use Class E – therefore suitable for a wide range of uses.

BUSINESS RATES

The property will be split and therefore the business rates are yet to be assessed.

EPC

The property has an energy performance rating of E (117).

VAT

All prices are exclusive of VAT if applicable.

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

August 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.

