

INDUSTRIAL UNITS— FOR SALE/TO LET

302—303 Central Park, Petherton Road, Bristol, BS14 9BZ



- Self contained industrial units with office accommodation
- Excellent position in South Bristol
- Total floor area of 5,286 sq ft (491.42 sq m)
- 3 Car parking spaces
- Could suit many uses, subject to necessary planning consents
- Available For Sale or To Let



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 is located on Central Park Trading Estate, which is conveniently located between Airport Road and Wells Road in Hengrove, Bristol. Bristol City Centre can be accessed easily via the A37 to the north which in turn can provide access to the motorway network via the M32. The A37 provides access to the south and the A38 to the west of the subject property provides access to Bristol Airport and the M5 southbound.

DESCRIPTION

The property comprises two adjoining light industrial units forming the end of a terrace. Unit 302 has windows in the front and rear elevations at ground and first floor level. The unit can be accessed via an up and over shutter door 2.48m wide and 2.88m high in the front elevation and a pedestrian door in the rear elevation. Internally this unit has open plan storage/production space and a small office and WCs on a raised area at the rear, with a small mezzanine above.

Unit 303 has windows in the front and rear elevations at ground and first floor level. The unit can be accessed via an up and over shutter door 3.6m wide and 2.79m high in the front elevation and a pedestrian door in the rear elevation. Internally at ground floor level this unit has open plan storage/production space to the front, with offices, WCs and kitchenette at the rear. There is further office space on a mezzanine area at the rear of the unit and further storage space on a wooden mezzanine area to the front of the unit.

The units have a maximum eaves height of 7.17m and a minimum of 5.5m and there is demised parking for 3 vehicles in the estate car park.

ACCOMMODATION

The property has the following approximate Gross Internal Areas:

Unit 303

Ground floor:	219 sq m	(2355 sq ft)
First floor office:	75.56 sq m	(813 sq ft)
Front Mezzanine:	33.48 sq m	(360 sq ft)
Total	328.04 sq m	(3,528 sq ft)

Unit 302

Ground floor:	147 sq m	(1582 sq ft)
Mezzanine:	16.38 sq m	(176 sq ft)
Total	163.38 sq m	(1758 sq ft)

TOTAL **491.42 sq m** **(5,286 sq ft)**

RENT

The quoting rent is £70,000 per annum.

The 999 Long leasehold interest in the property is available to purchase with a quoting price of £725,000 exclusive.

Consideration will be given to selling or letting individual units.

PLANNING USE

We would recommend that interested parties consult the Bristol City Council planning website in relation to the planning associated with the building. The unit is suitable for many uses, including storage and distribution, manufacturing, offices, gyms and many others, subject to the necessary planning consents.

NB The above uses will be subject to landlord's consent.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy of this certificate will be made available upon request.

VAT

All rents and prices are exclusive of VAT, if applicable.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agent:-
Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

August 2025

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

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