

COMMERICAL UNITS—TO LET

58-62 Hampton Road, Redland, Bristol, BS6 6JA



- Ground floor units from approximately 2,690—5,382 sq ft (250—500 sq m)
- Use Class E—therefore suiting various different commercial uses
- Brand new space to be fitted to a contemporary and high standard
- New lease(s) available

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 in Redland, an affluent residential and commercial suburb, situated approximately 1.5 miles north of Bristol City Centre. More specifically the property is located on Hampton Road which runs parallel to Whiteladies Road and is a short distance walk from Clifton Down Railway Station and the local amenities that Whiteladies Road offers to include a wide variety of banks, restaurants and independent and national retailers.

DESCRIPTION

The commercial unit is located at ground floor level and has potential to suit a variety of different occupiers. The unit could be fitted out to a contemporary and high standard with WC facilities and capped off services for office or business occupiers.

ACCOMMODATION

We understand that the total proposed commercial unit has a gross internal area of approximately 5,382 Sq Ft (500 Sq M) but the unit could be split to offer two individual commercial units with therefore providing the following approximate unit sizes:

Unit 1:	2,690 sq ft	(250 sq m)
Unit 2:	2,692 sq ft	(250 sq m)

CAR PARKING

There is no available car parking with the property, however there is potential for a tenant(s) to obtain business parking permits in the vicinity.

TERMS

The unit(s) are available to rent by way of new effectively full repairing and insuring lease(s) for a term of years to be agreed. A small service charge will also be payable.

RENT

Upon application.

PLANNING

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

VAT

We have been advised that the units are elected for VAT and therefore VAT will be payable on all prices.

EPC

An EPC will be provided once the development has been completed.

LEGAL FEES

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

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Finola Ingham FRICS

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

August 2025

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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 contract 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 should satisfy themselves as to the fitness of such items for their requirements.

