COMMERCIAL UNIT, CITY GATEWAY, ASHTON, BRISTOL, BS3 2JX

BURSTON COOK
0117 934 9977



COMMERCIAL UNIT WITHIN A NEW RESIDENTIAL DEVELOPMENT

SIZE (GIA)

2,347 sq ft
218.04 sq m

CAR PARKING

2 PARKING SPACES

£ QUOTING PRICE UPON APPLICATION

FOR SALE

THE OPPORTUNITY

- Exciting new opportunity to secure a brand new commercial unit in a significant new residential scheme.
- Use Class E - Therefore Suitable for a wide variety of uses.
- Approximate area of 2,347 sq ft (218.04 sq m) GIA.
- The property includes 2 car parking spaces.
- The only commercial unit within the residential development, providing an occupier with a prominent and exclusive position.

LOCATION

The City Gateway residential development scheme occupies a landmark location in the Cumberland Basin to the west of Bristol city centre. The residential scheme is situated on the former Ashton Rail Yard and will provide 220 new homes in a fantastic location overlooking the river and Clifton Suspension Bridge.

For its excellent connections to the city centre and Junction 19 of the M5 via the Portway. In addition there are good public transport links being situated in close proximity to Ashton park and ride as well as the Metro Bus route running immediately in front of the property.





DESCRIPTION
The property comprises the ground floor of block A of the City Gateway development scheme.

The property will be finished to a shell condition and benefitting from water, drainage and electricity ready for a occupier to carry out their own fit out in line with their own specific requirements.

CAR PARKING
The property benefits from 2 car parking spaces.

TENURE
The property will be offered for sale long leasehold at a peppercorn ground rent and drawn for a term of 999 years on effectively full repairing and insuring terms.



ACCOMMODATION
The property has the following approximate Gross Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	2,347	218.04
TOTAL (GIA)	**2,337**	**218.04**

PLANNING
We have been advised that the property will be suitable for office or retail / leisure within Use Classes E and F2 of the Use Classes Order.

EPC
Energy Performance Rating upon request.

VAT
All prices are exclusive of VAT. We have been advised that the porperty is elected for VAT.

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

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.

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.

MISREPRESENTATION ACT 1967
This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER
Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
AUGUST 2025



CONTACT

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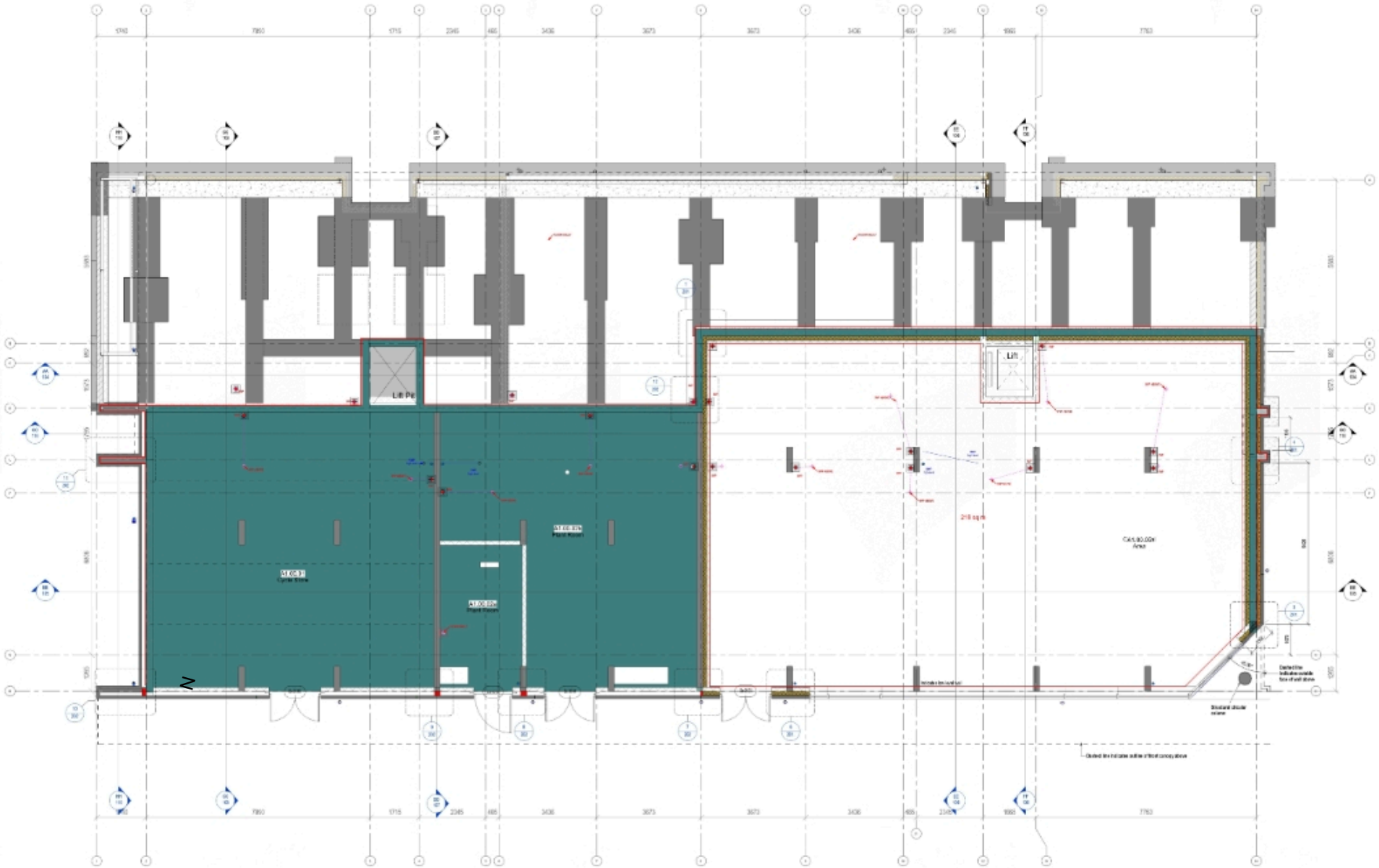
Specification Scope of content



A separate Building Control applications is required for the fit out of Commercial/Non-Residentail Unit