

# UNIQUE OFFICE / STUDIO WITH GENEROUS PARKING—TO LET

1st Floor, The Malt House, The Old Brewery Business Park, Lodway, Pill, Bristol, BS20 0DH



- An office / studio located in a characterful office development
- Approximately 710 sq ft (66.73 sq m)
- Use Class E—therefore suitable for a wide range of different uses to include office, medical, clinic, financial & professional services
- On site car parking and gym
- Excellent access with Junction 19 of the M5 approximately 1.5 miles
- Only 5 miles from Clifton, but out of town rents and parking!



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 Old Brewery Business Park enjoys a highly accessible and desirable location in the village of Pill, just 5 miles from Bristol city centre, offering an excellent balance between scenic surroundings and connectivity. Clifton and the vibrant north-west Bristol suburbs are within easy reach, making the location particularly attractive for businesses seeking proximity to the city without the congestion. The park is just 1.5 miles from the A369 and Junction 19 of the M5 Motorway, providing swift access to the national motorway network and the South West region.

Pill is well-served by regular bus routes and a dedicated cycle path linking directly to Bristol, while the village itself offers a range of local amenities including a Co-op, Post Office, hair salon, takeaway, and several welcoming pubs—perfect for both convenience and community.

## DESCRIPTION

The Old Brewery Business Park comprises a former brewery which has been sympathetically converted to provide high quality offices whilst retaining the historic features.

The subject property comprises a first floor open plan office/studio and benefits from an atrium roof light, pendant lighting and suspended ceilings with LED lighting, gas fired central heating, perimeter trunking, carpet tile and vinyl flooring, double glazed Upvc windows. The property is allocated 2 car parking spaces with additional spaces available via separate negotiation.

The site further benefits from communal WCs and showers, outdoor seating area and an on-site fully equipped gym.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 718 sq ft (66.73 sq m).

## TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed. There is a small estates charge payable.

## RENT

£16.50 per sq ft, per annum exclusive.

## BUSINESS RATES

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has the following designation:

Rateable Value:	£6,400
Rates Payable: (2024/2025):	£3,193.60







## BUSINESS RATES

From 1st April 2017, if the property has a Rateable Value of less than £12,000, then the tenant could be eligible for up to 100 % business rates relief and interested parties are advised to make their own enquiries directly with the Valuation Office Agency website to see if they would be eligible for either 100 % relief, or a small business rates relief.

**NB: Interested parties are advised to verify this information and make their own investigations.**

## EPC

The property has an energy performance rating of C (59).

## LEGAL FEES

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

## VAT

We have been advised that the property is elected for VAT.

## PLANNING

Use Class E – therefore suitable for a wide range of uses to include office, financial & professional, medical etc.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

### Burston Cook

FAO: Luke Dodge MRICS

Tel: 0117 934 9977

Email: luke@burstoncook.co.uk

### Hartnell Taylor Cook

Freddie Myatt BSc (Hons) MRICS

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## SUBJECT TO CONTRACT

September 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 guidance purposes and do not constitute the whole or any part of an offer or contract; (ii) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein are believed to be correct however they must not be relied upon as statements of fact or representations and any prospective tenant or purchaser must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty whatever in relation to the property.*

