609—254 CENTRAL PARK, PETHERTON ROAD, BRISTOL, BS14 9BZ

BURSTON COOK
0117 934 9977

- SELF-CONTAINED INDUSTRIAL UNIT SITUATED WITHIN A PROMINENT INDUSTRIAL ESTATE

- SIZE (NIA)
  Total floor area:
  6,390 sq ft
  593.65 sq m

- £ QUOTING RENT
  £15,000 - £25,000 pax

- £ QUOTING PRICE
  Upon application

TO LET / MAY SELL



THE OPPORTUNITY

- Excellent position in South Bristol.
- Potential to suit many uses, subject to necessary planning consents.
- Approximately 2,617 sq ft - 6,390 sq ft (243.13 sq m - 593.65 sq m) NIA.
- Quoting £15,000 - £25,000 per annum, exclusive.

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 light industrial units forming the ground and first floor of a larger building. Unit 609 is the ground floor unit and has windows in the front elevation. The unit can be accessed via a roller shutter door in the front elevation. Internally this unit has storage/production space and a kitchenette and WC.



Unit 254 is at first floor level and is accessed via a staircase at the rear of unit 609. The unit provides open plan storage/production space. It can be accessed separately from Unit 609. The unit has lots of natural light from a large apex roof light and windows.

ACCOMMODATION

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

AREA	SQ FT	SQ M
UNIT 609	2,617	243.13
UNIT 254	3,773	350.52
TOTAL	**6,390**	**593.65**

TENURE

The property 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 with the landlord.

The long leasehold interest in the properties are also available to purchase. Price is available upon application.

RENT

The units are available either as a whole or individually.

UNIT	QUOTING RENT
UNIT 609	£17,000
UNIT 254	£15,000
TOTAL	**£25,000**

PLANNING

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.

BUSINESS RATES

The business rates will need to be re-assessed with the Valuation Office Agency.
N.B All parties are advised to make their own enquiries.

VAT
All prices are exclusive of VAT if applicable.

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

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
NOVEMBER 2026



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