

MODERN INDUSTRIAL UNIT—TO LET

Unit 30, Thornbury Industrial Estate, Thornbury, Bristol, BS35 3UP



- Modern industrial unit located on Thornbury Industrial Estate
- Approximately 3,493 sq ft
- 4 on site car parking spaces
- Rent £7.80 psf pax until March 2027. Quoting rent of £13.25 psf thereafter based on the unit being refurbished
- Great opportunity in a fantastic location



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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COOK**
0117 934 9977

LOCATION

The industrial estate is located on Brunel Way off Cooper Road in Thornbury and lies approximately 0.5 miles from the town centre of Thornbury, which means it is within easy reach of local amenities.

The estate has good motorway access: about 5 miles north of Junction 14 of the M5 motorway, and roughly 6 miles from the M4/M5 interchange, providing good links to Bristol and the wider region

DESCRIPTION

The property comprises a modern industrial unit located on Thornbury Industrial Estate.

The unit is of steel portal frame construction with brick lower elevations and profile sheet clad upper elevations and a profile sheet clad roof. There are 4 car parking spaces to the front of the unit and yard space in front of the loading door.

Internally the unit benefits from WC and kitchen facilities, storeroom and a large open industrial space all over ground floor. There is a pedestrian access and also a roller shutter door. The minimum eaves is 4.66m and the maximum eaves is 5.30m.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate gross internal floor areas:--

Ground floor: 3,493 sq ft (324.51 sq m)

TENURE

The unit is available to let by way of an assignment of the existing occupational lease which expires in March 2027. A new longer lease is also available subject to negotiation.

RENT

Upon lease assignment the passing rent is £27,250 pax until March 2027. The quoting rent beyond March 2027 is £13.25 psf based on the unit being refurbished.

PLANNING

We understand that the property benefits from general industrial use.

BUSINESS RATES

Interested parties are advised to make their own investigations to establish the exact rates payable.

VAT

All prices are exclusive of VAT.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

October 2025

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