

MODERN OFFICE ON POPULAR BUSINESS PARK—TO LET

Unit 2 Portis Fields, Middle Bridge Business Park, Bristol Road, Portishead, BS20 6PN



- A modern, two storey self contained office approximately 5,382 sq ft (499.91 sq m) NIA
- The property benefits from a passenger lift, kitchenette and break out area, board room and additional meeting rooms
- Located approximately 2.5 miles from Junction 19 of the M5 motorway
- Located close to Portishead town centre and Marina, with local amenities including shops, restaurants and cafes
- To be refurbished to a high standard



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

Portis Fields is located just off the B3124 Bristol Road and is approximately 0.5 miles from Portishead town centre and approximately 2.5 miles from Junction 19 of the M5 motorway, via the A369. Portishead is an attractive coastal town located approximately 10 miles west of Bristol and has undergone significant regeneration in the last few years of the Marina and Quay, with a mix of residential and commercial schemes which have further established Portishead as a business location.

DESCRIPTION

The property comprises a self contained, two storey modern office premises, with brick elevations, underneath a pitched tiled roof. Internally the property benefits from lift access, kitchenette with a break out area, boardroom, additional meeting rooms and male, female and disabled W.C facilities. The specification includes raised floors with floor boxes, LED lighting, dado perimeter trunking, electric heaters and UPVC double glazed windows. The property is allocated 25 car parking spaces.

ACCOMMODATION

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

Ground Floor: 2,689 sq ft (249.79 sq m)
First Floor: 2,693 sq ft (250.12 sq m)
Total: 5,382 sq ft (499.91 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

£15.50 per sq ft, per annum, exclusive.

BUSINESS RATES

In accordance with the Valuation Office Agency (www.voa.gov.uk) the property has the following designation:

Rateable Value: £72,160
Rates Payable (2025/2026): £40,048.80

EPC

The property has an energy performance rating of B (28).



PLANNING

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

VAT

We have been advised that the property is elected for 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: Luke Dodge MRICS
Tel: 0117 934 9977
Email: luke@burstoncook.co.uk

SUBJECT TO CONTRACT

December 2025

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