

TO LET – CITY CENTRE INDUSTRIAL UNIT

Unit 1, Whitby Road Industrial Estate, Bristol, BS4 3QF



- Modern Industrial unit with offices—currently fitted out as film studio and sound stage.
- 4,282 sq ft (398 sq m)
- Rent £34,630 per annum, exclusive (£8 psf)
- High specification fit out
- Limited repairing liability

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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 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is located within the established Whitby Road Industrial Estate, with excellent road access to the city centre, M32 and to the nearby Bath Road,.

DESCRIPTION

The property is of steel portal frame construction with a combination of traditional facing brickwork and insulated profile steel clad elevations under a pitched roof which is insulated .

Access to the property is via a pedestrian door or alternatively an electric roller shutter loading door. Internally, the property is currently fitted out as a film studio and sound stage with full height sound insulated space and high specification kitchen, WC, shower room and office on the ground floor. The first floor provides additional office space.

ACCOMMODATION

Ground Floor	3466 sq ft	(322 sq m)
Mezzanine Floor	815 sq ft	(75.75 sq m)
Total	4,281 sq ft	(397.75 sq m)

TENURE

The property is available by way of an assignment of an existing 10 year lease from May 2023, with a tenant only break clause in May 2028 or a new full repairing and insuring lease, for a term of years to be agreed direct with the landlord.

RENT

£34,640 per annum, exclusive.

USE

The property is suitable for Use B2 (General Industrial) uses under the Town & Country Planning (use Classes) Order 1987.

ENERGY PERFORMANCE CERTIFICATE

C (60) - A copy can be provided if requested.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:

Rateable Value:	£37,250
Rates Payable (As of April 2026):	£16,092

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.





VAT

All prices quoted are exclusive of VAT, if applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents: -
Burston Cook

FAO: Charlie Kershaw
Tel: 0117 934 9977
Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

December 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.

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