

TO LET— INDUSTRIAL UNIT WITH OFFICE ACCOMMODATION

Unit 6 Barnack Trading Centre, Novers Hill, Bedminster, Bristol, BS3 5QE



- 1987 sq ft (184.65 sq m)
- Rent £25,000 per annum, exclusive
- 2 on site parking spaces
- Arranged over ground and first floor
- Kitchenette and WC facilities included

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.

www.burstoncook.co.uk

LOCATION

The property is located within the established Barnack Trading Centre, Novers Hill, Bedminster, within a development of 36 units approximately 2 miles south of Bristol city centre. Barnack Trading Estate also offers access to the nearby A4 to Bath Road, as well as both the A38 and M5 providing routes to the south west and north of the UK.

DESCRIPTION

The property is of steel portal frame construction with a combination of traditional facing brickwork and insulated profile steel clad elevations. Access to the property is via a pedestrian door or alternatively an electric roller shutter loading door. Internally, the property has office accommodation on the first floor with the ground floor comprising of storage space with a kitchenette and WC facilities to the rear.

ACCOMMODATION

Ground Floor	1,357 sq ft	(126.09 sq m)
First Floor	630 sq ft	(58.56 sq m)
Total	1,987 sq ft	(184.65 sq m)

TENURE

The property is available by way of a new full repairing and insuring lease, of a term of years to be agreed. A rental deposit will be required.

RENT

£25,000 per annum, exclusive.

USE

The property is suitable for Use B2 (General Industrial) with associated B1 (Office Use).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and a copy can be provided if requested.

BUSINESS RATES

The current Rateable Value for the premises is £12,000. However, this is increasing to £15,750 in April 2026.





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

January 2026

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 the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

