

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.

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 **BURSTON
COOK**
0117 934 9977

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

A new EPC has been commissioned for this property

BUSINESS RATES

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

Rateable Value: £15,750
Rates Payable (As of April 2026): £6,804

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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