

TO LET – INDUSTRIAL UNIT AND OFFICES

Unit 19, Block 11, Cater Road, Bristol BS13 7TW



- Industrial unit with offices
- 7,349 sq ft with additional 4,174 sq ft mezzanine floor
- Quoting Rent £65,000 per annum, exclusive
- Excellent Location on Cater Road with fast transport links to the City centre and Bristol Airport
- 5 demised parking spaces

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 fronting on Cater Road in the south of Bristol. It is a popular location for industrial and trade counter occupiers and it has excellent transport links to the city centre, Bristol Airport, and the motorway network.

DESCRIPTION

The property comprises a mid-terrace warehouse of brick and blockwork construction with a steel framed pitched roof. Access to the front is provided via a glazed pedestrian door with a security shutter and at the rear of the unit there is an electric roller shutter door which provide loading access from a small area of yard space.

To the front of the unit is a reception and sales area which is fitted out as a showroom, with a WC and staircase up to the first floor which provides additional office space, kitchenette, new central heating boiler and WC. The warehouse area of the unit is to the rear and incorporates a large (removeable) mezzanine floor which provides additional storage space. Lighting is provided by roof lights and double-glazed windows in the front elevation at ground and first floor levels. There are LED office-style lights set in a suspended ceiling in the show room area at ground floor level and beneath the mezzanine. In the warehouse element and the first-floor office there are LED strip lights.

Externally, the property offers 5 designated car parking spaces directly in front of the unit, in addition to further tarmac-surfaced space at the rear of the unit and in front of the roller shutter door.

ACCOMMODATION

The property has the following approximate gross internal areas:

Ground Floor:	564.55 sq m	6076 sq ft
First Floor:	118.31 sq m	1273 sq ft
Total:	682.86 sq m	7,349 sq ft
Mezzanine Floor	387.78 sq m	4174 sq ft

TENURE

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

RENT

Quoting £65,000 per annum, exclusive.

USE

The property is suitable for B8 (Storage and Distribution) use and B2 General Industrial.





ENERGY PERFORMANCE CERTIFICATE
C (58) – A copy can be provided if requested.

BUSINESS RATES

The current rateable value of the unit is £47,500

This is rising to £63,500 on 1st April 2026

The rating currently incorporates an element of the neighboring property and there will be a discount of approximately £11,500 from the rateable value to allow for this.

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
February 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.

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