

INDUSTRIAL YARD WITH ONSITE STORAGE AND OFFICE UNITS FOR LEASE

Unit 1 Bakers Park, Cater Road, Bishopsworth, Bristol, BS13 7TT



- Substantial yard space with parking for c. 12 vehicles.
- Onsite units, including self contained storage and office buildings.
- Located in an established South Bristol industrial district.
- Entire site available by leasehold interest with vacant possession.



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**
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LOCATION

Situated approximately 3 miles south of Bristol city centre, Cater Road occupies a prominent industrial location in Bishopsworth, easily accessible via the A4174 South Bristol Link Road. The area serves as a primary hub for trade and distribution with strong regional connectivity. The road itself hosts a diverse range of amenities including national trade counters, industrial units, and distribution centres, making it a busy and well-supported commercial destination.

DESCRIPTION

The site comprises a large, open-storage yard featuring a self-contained retail / office building and a large storage warehouse. The office / retail building provides versatile administrative or trade counter space, complemented by WC facilities for the convenience of the occupier.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate gross floor areas:-

Yard Space:	0.25 acres	(1000 sq m)
Office / Retail Building:	1,778 sq ft	(165.18 sq m)
Storage Unit:	1,142 sq ft	(106.09 sq m)

TENURE

The property is available to rent by way of a new full repairing and insuring lease for a term of years to be agreed.

BUSINESS RATES

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

Rateable Value as of 01.04.2026: £25,750

Interested parties are advised to make their own enquiries with the relevant local authority

RENT

Quoting Rent – £40,000 per annum exclusive.

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 contract 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.

VAT

All figures quoted are exclusive of VAT if applicable .

EPC

Rating D (90).

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Tobias Jones Bsc (Hons)
Tel: 0117 934 9977
Email: tobias@burstoncook.co.uk

SUBJECT TO CONTRACT

March 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.

