

# INDUSTRIAL UNIT WITH LARGE YARD—TO LET

Event House, Brockley Ln, Backwell, Bristol BS48 4AH



- Modern industrial building with offices and large secure yard
- Excellent location with easy access to M5, Bristol Airport and Bristol City
- 10,011 sq ft (930 sq m) on a 0.9 Acre Site
- Large solar power array, reducing occupational costs



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 situated in Brockley near Backwell which perfectly balances the connectivity of the M5 corridor with the strategic advantages of being within easy reach of Bristol. Situated just 9 miles southwest of Bristol City Centre, this location is an established hub for businesses seeking high-accessibility without the congestion of the inner-city. It is close to major arterial routes and international transport hubs and is immediately adjacent to the A370, providing a direct, high-capacity link between Bristol and Weston-super-Mare. Junction 20 (Clevedon) and Junction 21 (Weston) of the M5 are both within a 15-minute drive, offering seamless distribution routes to the Midlands, the South West, and the M4 corridor. Bristol Airport is located just 10 minutes away, the airport provides vital international connectivity for businesses with global clients or frequent travel requirements. Yatton railway station (2 miles) sits on the main line to London Paddington and Bristol Temple Meads, making the location highly accessible for commuting staff and rail-freight logistics.

## DESCRIPTION

The property is a detached warehouse building with ancillary offices situated on a well landscaped plot of approximately 0.90 acres and benefitting from a large tarmac yard area, visitor and staff parking areas, a small pond, outside seating area and detached building providing meeting space set within the landscaped grounds.

The main property itself is of steel portal frame construction with blockwork and sheet profile clad elevations and a metal profile sheet clad pitched roof. The office accommodation to the front elevation of the property is of redbrick and sheet profile clad elevations and a partially glazed front elevation forming the main building entrance. The office accommodation provides a mixture of open plan and cellular offices with timber framed double glazed windows, solid ceilings, carpeted floors, strip lighting and wet central heating system, male and female WC's, kitchenette and shower.

The warehouse accommodation provides clear span space with two up and over roller shutter doors and pedestrian access doors from the side elevation of the property. The warehouses are lit by suspended strip lighting and have solid concrete floors. The property is fitted with large roof mounted solar panels providing power, a heat recovery system and biomass boiler and benefits from its own bore hole for water supply. The property

There is also a landscaped area providing an outside seating area, large pond and detached wood frame building providing additional meeting space which benefits from its own solar powered electricity and is linked to the property's broadband internet connection.

## ACCOMMODATION

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Floor	SQ FT	SQ M
Offices	2260	210
Warehouse	7751	720
<b>Total</b>	<b>10011</b>	930
<b>Site Area</b>	<b>0.9 Acres</b>	

Cook have measured the property in accordance with the RICS Property Measurement Standard and following approximation.

## TENANCY

The property is to be let by way of a new full repairing and insuring lease, the terms of which are to be agreed.

## RENT

The quoting rent is £90,000 per annum

## VAT

All prices quoted are exclusive of VAT.

## EPC

An EPC has been commissioned and will be made available as soon as possible.

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#### **Business Rates**

Type: Warehouse and premises

Rateable Value: £59,000

Rates Payable( As of 1st of April 2026) £28,320

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.

#### **LEGAL FEES**

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

#### **VIEWING AND FURTHER INFORMATION**

Strictly by appointment only through the sole agent:

#### **Burston Cook**

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: [charlie@burstoncook.co.uk](mailto:charlie@burstoncook.co.uk)

#### **SUBJECT TO CONTRACT**

April 2026

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