UNIT 19, BLOCK 11, CATER ROAD, BRISTOL, BS13 7TW

BURSTON COOK
0117 934 9977



TO LET

INDUSTRIAL UNIT WITH OFFICES AND PARKING

SIZE (GIA)
7,349 sq ft ground floor

£ QUOTING RENT
£65,000 pax

CAR PARKING
5 demised parking spaces

THE OPPORTUNITY

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

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. The unit is set to have the roof over clad and the frontage clad in high quality modern grey cladding.

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. Lighting is provided by double glazed windows in the rear elevation and at ground and first floor levels in the front elevation. There are LED office-style lights set in a suspended ceiling in the showroom area at ground floor level. 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 Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	6,076	564.55
FIRST FLOOR	1,273	118.31
TOTAL	**7,349**	**682.86**









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 deopsit may be required.

QUOTING TERMS
Quoting rent - £65,000 per annum, exclusive.

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

N.B. All parties are advised to make their own enquiries.

BUSINESS RATES
In accordance with the Valuation Office Agency website, the property has the following designation as of April 2026:

Rateable Value: £63,500
Rates Payable: £27,257

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.

N.B. All parties are advised to make their own enquiries.

VAT
All prices are exclusive of VAT if applicable.

EPC
The property has an Energy Performance rating of C (58).

N.B. All parties are advised to make their own enquiries.

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

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.

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.

MISREPRESENTATION ACT 1967
This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER
Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT

November 2026





CONTACT

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