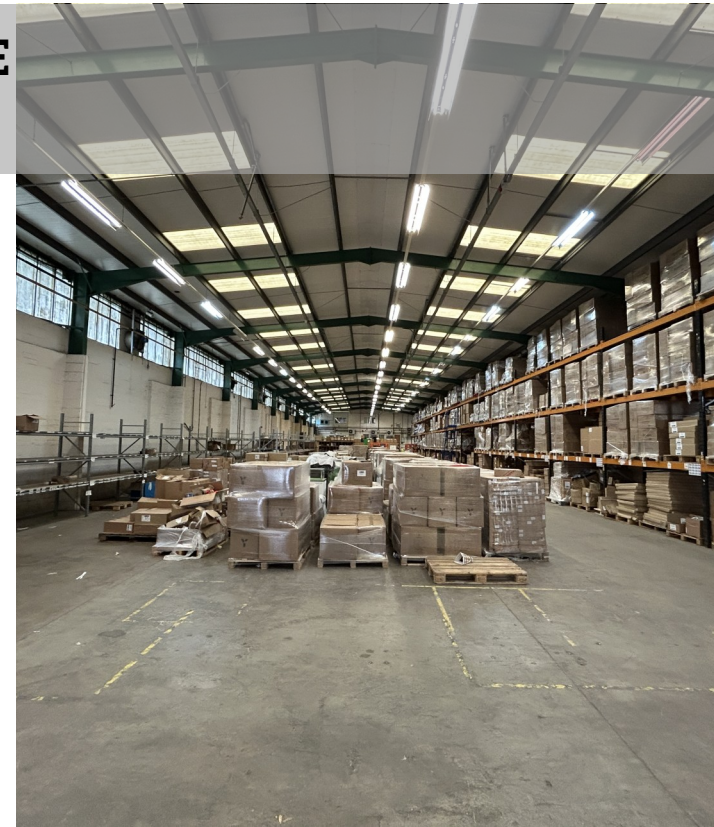


FREEHOLD INDUSTRIAL UNIT WITH LARGE YARD—FOR SALE

Unit 3, Blackfriars Road, Nailsea, BS48 4DJ



- Freehold Industrial Unit
- Suitable for distribution or manufacturing (STP)
- 26,596 sq ft GIA with large secure yard at the rear
- Currently producing £207,357.50—existing tenancy will end in April 2027.
- Freehold guide price £2,750,000 exclusive



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**
0117 934 9977

LOCATION

The property is situated in Nailsea, a town located approximately 13 miles South West of Bristol city centre and 14 miles north east of Weston Super Mare. Nailsea is close to Bristol Airport, as well as a main line rail station with direct access to Bristol and beyond with London within 2 hours. Junction 20 of the M5 at Clevedon is nearby.

The property is positioned on the Black Friars Road, an established industrial location which lies approximately half a mile west of the town centre and 4 miles east of junction 20 of the M5 motorway via the B3130 Clevedon Road.

DESCRIPTION

The property comprises a detached industrial unit and large yard. The property is of steel portal frame construction, with a metal sheet profile clad roof, incorporating roof lights in the roof structure which provide natural light.

The property has a minimum eaves height of 6.32m at the haunches and a maximum eaves height of 7m at the roof apex. Internally, the premises has a reception, open plan air conditioned office accommodation at ground and first floor, male/female w.c.'s, separate kitchen and a large production/warehouse area.

There is a roller shutter door in the front elevation of the property and two more at the rear, one of which is a level dock loader.

Externally there is a large yard to the rear of the building which is accessed via two access routes down either sides of the property. The yard is laid to concrete and tarmac. The yard is secured by steel palisade fencing with steel security gates.

To the front of the building there are 9 dedicated car parking bays.

ACCOMMODATION

Burston Cook have measured the property in accordance with the RICS Property Measurement Standard and confirm the following approximate areas: -

Floor	SQ FT	SQ M
Warehouse	23,381	2149
Offices	3,215	298.68
Total	26,596	2441.68

VACANT POSSESSION

There is currently a lease in place at a rent of £207,357.5 pa but the existing tenant has served notice and will be vacating the premises in April 2027.

A copy of the lease can be provided upon request.

TENURE

The freehold interest is offered for sale with vacant possession.

VAT

All prices quoted are exclusive of VAT.

EPC

The building has an EPC rating of D - 77

BUSINESS RATES

The unit has the following rateable value for the year 2026/2027

Type: Warehouse and premises

Rateable Value: £147,000

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

SUBJECT TO CONTRACT

May 2026

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.





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iii) *Control of Asbestos Regulations 2012 (CAR 2012)*: It is the responsibility of the owner or tenant of the property and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations and we recommend you obtain advice from a specialist source.



