

# INDUSTRIAL / WORKSHOP UNIT—TO LET

20 Clothier Road, Brislington, Bristol, BS4 5PS



- Industrial / Workshop with excellent yard space to front, side and rear.
- Popular location on Clothier Road in Brislington
- Approximately 9,684sq ft (GIA)
- Rent only £65,000 pax

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

The subject property is located on Clothier Road. Clothier Road is located in the Brislington area of Bristol. It runs parallel to the A4 Bath Road, southeast of the city centre. Access is good with the Bath Road providing access to the ring road and in turn the motorway network. There are various industrial occupiers within the vicinity as well as retail park units.

## DESCRIPTION

The property comprises a workshop / warehouse unit with a mixture of brick, timber and clad elevations beneath a predominately flat roof. There is car parking and yard to the front and to the rear, with a total site area of 0.56 acres. Internally, the property comprises various workshop and storerooms in addition to kitchen and WC facilities. There is pedestrian access to the front along with roller shutter access to the front and rear of the building.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate gross internal floor area of 9,684 sq ft (899.61 sq m) as per our clients measurements.

## TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

## RENT

£65,000 per annum, exclusive.

## PLANNING

We have assumed that the property benefits from planning use B2 (General Industrial).

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:

Rateable Value:	£63,500
Rates Payable (2026/2027):	£30,480

*Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate the reassessment.*

## VAT

We have been advised that the property is elected for VAT.

## EPC

The property has an energy performance rating of D (85).

## 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: Tom Coyte MRICS

Tel: 0117 934 9977

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

## SUBJECT TO CONTRACT

June 2026



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