

# CAR WORKSHOP/WAREHOUSE TO LET/FOR SALE

22 Albert Rd, St Philip's, Bristol BS2 0XA



- Freehold building for sale with vacant possession or available To Let.
- Located in Central Bristol with excellent road links.
- Future development potential as part of the wider regeneration of St Phillips
- Approximately 7,563 sq ft (702.63 sq m)
- Purchase price—£700,000 exclusive
- Quoting rent—£65,000 per annum

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 property is prominently located on the Albert Road within the well established St Phillips industrial area, approximately 0.5 miles south of Bristol city centre. The property benefits from excellent road links to the centre and the motorway network.

## DESCRIPTION

The property comprises a mid-terrace warehouse building with offices to the front of brick construction with a steel framed roof to the workshop and a traditional timber framed pitch roof over the office accommodation.

Internally, the unit benefits from a concrete floor, along with a three-phase electricity supply and a gas fired wet central heating system for the offices. Access to the front is provided via a pedestrian door and two roller shutter doors. To the front of the unit is an office area, with a WC and staircase up to the first floor which provides additional office space, kitchenette and WCs. There are CAT II office-style lights set in a suspended ceilings in the office areas and in the warehouse element there are LED light panels. The unit offers a minimum eaves height of 4.5 metres, rising to a maximum of 7.4 metres.

Externally, the property does not have any demised parking, but a small parking area for approximately 8-10 vehicles is rented across the road for staff and customer parking.

## SERVICES

Mains services including water, drainage, gas and three phase electricity are connected to the property.

## ACCOMMODATION

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

Floor	Sq Ft	Sq M
Ground floor	6,501	604
Fist floor	1,062	98.63
<b>Total</b>	<b>7,563</b>	<b>702.63</b>





#### **RENT**

The quoting rent for the property is £65,000 per annum exclusive.

#### **PURCHASE PRICE**

The property is available to purchase freehold with vacant possession, the quoting price is £700,000 exclusive.

#### **VAT**

All prices quoted are exclusive of VAT.

#### **BUSINESS RATES**

Description: Warehouse and premises  
Rateable Value: £45,250

#### **EPC**

An EPC has been commissioned for the property and a copy of the certificate will be made available upon request.

#### **PLANNING**

We understand the property benefits from B2 and B1 use class, but we would recommend that all interested parties make their own investigations with Bristol City planning department.

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

Strictly by appointment only through the sole agent:

**Burston Cook**

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

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#### **SUBJECT TO CONTRACT**

June 2026

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