

INDUSTRIAL UNIT TO LET

Unit 5 Trubodys Yard, Unit 5 Trubody's Yard, 121 London Rd, Bridgeyate, Bristol BS30 5NA



- **3,449 sq ft (320.42 sq m)**
- A detached light industrial unit, ideal for storage and distribution uses with high quality offices.
- Dedicated parking spaces to the front and to the side of the unit.
- Easy access to A420 and within 8 miles of Bristol City Centre and 9 Miles from Bath City Centre.
- Established commercial location.

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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

Unit 5 is located within Trubody's Yard, an established industrial estate fronting London Road (A420) in Warmley, a well-connected commercial area to the east of Bristol. The estate offers good access to both Bristol and Bath city centres and benefits from immediate connections to the A420, linking directly with the wider South Gloucestershire road network.

DESCRIPTION

The Property is a detached light industrial building occupying a mid-estate position and was constructed in the 1990's. The accommodation is arranged over the ground floor and a mezzanine level, with the ground floor providing a combination of office and workshop space, and the mezzanine fitted out as additional high quality office accommodation. Internal workshop specification includes power-floated concrete flooring, LED strip lighting and blockwork internal elevations, well suited to light-industrial and service-based uses. Goods access to the ground floor is via a roller shutter.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate gross internal floor area as follows:

Ground floor:	2,435 sq ft (226.32 sq m).
Mezzanine	1028 sq ft (95.50 sqm)
Total:	3449 sq ft (320.42 sqm)

TENURE

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

PLANNING

The unit is currently used for storage & distribution (B8) and verification of other uses needs to be made with the local authority.

BUSINESS RATES

The property has a Rateable Value of £21,250

EPC

The property has been assessed with an energy rating of B(49).

VAT

All rents and prices are exclusive of VAT, if applicable.



VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlie Kershaw
Tel: 0117 9349977
Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

July 2026

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (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.

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.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants

 **BURSTON
COOK**
0117 934 9977