



TO LET

 MODERN
INDUSTRIAL
PROPERTY TO LET

 SIZE (GIA)
3,407 sq ft
316.51 sq m

£ QUOTING RENT
£32,500 pax



THE OPPORTUNITY

- Modern Business Unit benefitting from a mezzanine fitted to a high standard.
- 'Class E' premises offered to let
- Allocated parking on site
- Approximately 3,407 sq ft (316.51 sq m) GIA
- Quoting £32,500 per annum, exclusive.

DESCRIPTION

The property comprises a light industrial unit over ground and mezzanine floors. The ground floor offers a workshop, rear kitchenette and disabled W.C. The mezzanine provides office accommodation and further storage.

The property has been fitted to a high standard with recessed LED lighting, a suspended ceiling, concrete flooring and breeze block walls. There is a single security roller shutter door and three phase electricity.

Externally, there are six parking spaces and a loading area directly outside the property and a further three parking spaces in a designated parking area on the estate.



LOCATION

The property is situated within Cattlemarket Business Park, Winford, Bristol, just 2.8 miles from Bristol International Airport, and 1.5 miles from the A38, linking Bristol to the north and the M5 motorway. The unit is also in close proximity to the M4/M5 interchange.

ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	1,764	163.88
MEZZANINE OFFICE	569	52.85
MEZZANINE STORE	1,074	99.78
TOTAL	3,407	316.51

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed with the landlord.

RENT

Quoting £32,500 per annum, exclusive.

PLANNING

All parties are advised to make their own enquiries regarding planning with the local authority.

BUSINESS RATES

In accordance with the [Valuation Office Agency](#), the property has the following designation as of April 2026:

Rateable Value: £15,250

Rates Payable: £6,588

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

VAT

All prices are exclusive of VAT if applicable.

EPC

An [Energy Performance Certificate](#) has been commissioned and will be made available upon request.



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, Burstons 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 Burstons Cook expertise and accordingly Burstons 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
JULY 2026



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