



TO LET



FULLY FITTED HIGH SPECIFICATION
CAR SHOWROOM AND 0.58 ACRE
YARD - READY TO TRADE



SIZE (GIA)
5620 sq ft
552 sq m



QUOTING RENT
£90,000 pa



THE OPPORTUNITY

- High specification show room and offices, fitted to the highest standard
- Large parking area - 0.58 acres
- High quality offices at first floor
- Quoting £90,000 per annum, exclusive

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.

DESCRIPTION

The property offers showroom accommodation at ground floor level, with a reception WC and large showroom/display area. This can be accessed via two pedestrian entrances and 3 shutter doors. The first floor of the property provides high quality office accommodation.

Externally there is a large secure parking area of approximately 0.58 acres with is laid to tarmac.



ACCOMMODATION

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

AREA	SQ FT	SQ M
GROUND FLOOR	2810	261
FIRST FLOOR	2810	261
TOTAL	5620	522

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 £90,000 per annum, exclusive.

PLANNING

We understand the property benefits from planning for use as a car showroom (Sui Generis). but all parties are advised to make their own enquiries.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation as of April 2026:

Rateable Value: £58,500

All parties are advised to make their own enquiries.

VAT

All prices are exclusive of VAT if applicable.

EPC

The property has an Energy Performance rating of B (31).

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, 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.



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 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.

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

September 2026



CONTACT

Charlie Kershaw MRICS

0117 934 9977

Charlie@burstoncook.co.uk



WEBSITE

www.burstoncook.co.uk



ADDRESS

Burston Cook, Lewins House,
Narrow Lewins Mead, Bristol,
BS1 2NN

