WINFORD CATTLE MARKET, WINFORD, BRISTOL, BS40 8HB

BURSTON COOK
0117 934 9977



TO LET

FULLY FITTED HIGH SPECIFICATION CAR WORKSHOP - READY TO TRADE

SIZE (GIA)
5160 sq ft
479.1 sq m

£ QUOTING RENT
£70,000 pa

THE OPPORTUNITY

- Full fitted as vehicle workshop to the highest standard
- Large parking area and vehicle washdown area
- High quality offices at first floor
- Quoting £60,000 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

At ground floor the property provides a reception area, kitchenette, WC, Store and two workshop areas. The larger of the two workshops has access via 4 roller shutter doors and incorporates a rolling road, ramps and vehicle test bed. The smaller workshop are is currently used for car detailing and wheel fitting but could be repurposed.

At first floor level there is exceptional office space, with further storage areas and WC.



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	2872	266.8
FIRST FLOOR	2285	212.3
TOTAL	**5160**	**479.1**

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 £70,000 per annum, exclusive.

PLANNING

We understand the property benefits from planning as a car workshop building under Use Class B2 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: £39,250

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 D (77).

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

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