UNITS 43 - 46, BRISTOL WHOLESALE FRUIT MARKET, ALBERT CRESCENT, ST PHILLIPS, BRISTOL, BS2 0YQ

BURSTON COOK
0117 934 9977



TO LET

- INDUSTRIAL UNIT TO LET
- SIZE (NIA)
  5,240 sq ft
  486.81 sq m
- £ QUOTING RENT
  £30,000 pax
  (including service charge)
- SHORT TERM LETTINGS AVAILABLE

THE OPPORTUNITY

- Cost effective industrial unit to let
- Short term lettings available
- 5,240 sq ft (486.81 sq m)
- Quoting rent of £30,000 per annum, exclusive (to include rent of £10,000 and estates service charge of £20,000 pax)

LOCATION

Situated in the established area of St Phillips Marsh, Bristol Fruit Market enjoys a well connected position just outside of Bristol city centre. The property is conveneiently positioned for access to Bristol city centre, Temple Meads Railway Station and the wider road network.

DESCRIPTION

The property comprises 4 interconnected units at Bristol Wholesale Fruit Centre. The property therefore presents as a single large open unit. There are offices to the front at first floor, plus a smaller mezzanine office internally. The property has internal built in fridge store rooms. The minimum eaves height is 6.96 m and the maximum eaves height is 8.34 m. The property benefits from a total of 4 roller shutter doors.

There is a canopy to the front of each unit with full width and a depth of 4.0 m. There is a communal refuse area for which an oocupier can utilise on a pay per kilo basis, An occupier can benefit from the yard space and parking within the wider Wholesale Fruit Centre site.



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	4,184	388.70
FIRST FLOOR	1,056	98.11
TOTAL	**5,240**	**486.81**

TENURE

The property is available by way of a new effectively full repairing and insuring lease, for a term of years to be agreed. The landlord is seeking mutual annual break options.

RENT

Quoting £30,000 per annum, exclusive. The above is based on a rent of £2 per sq ft plus service charge of £20,000 pax.

PLANNING

The property is suitable for industrial and workshop uses within the food industry. Further information is avaialble upon request in relation to potential proposed uses.

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: £38,750
Rates Payable: £16,740

All parties are advised to make their own enquiries.

VAT

There is no VAT on the rental amount, however, VAT is charged on the service charge.

EPC

The property has an Energy Performance rating of D (90).

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

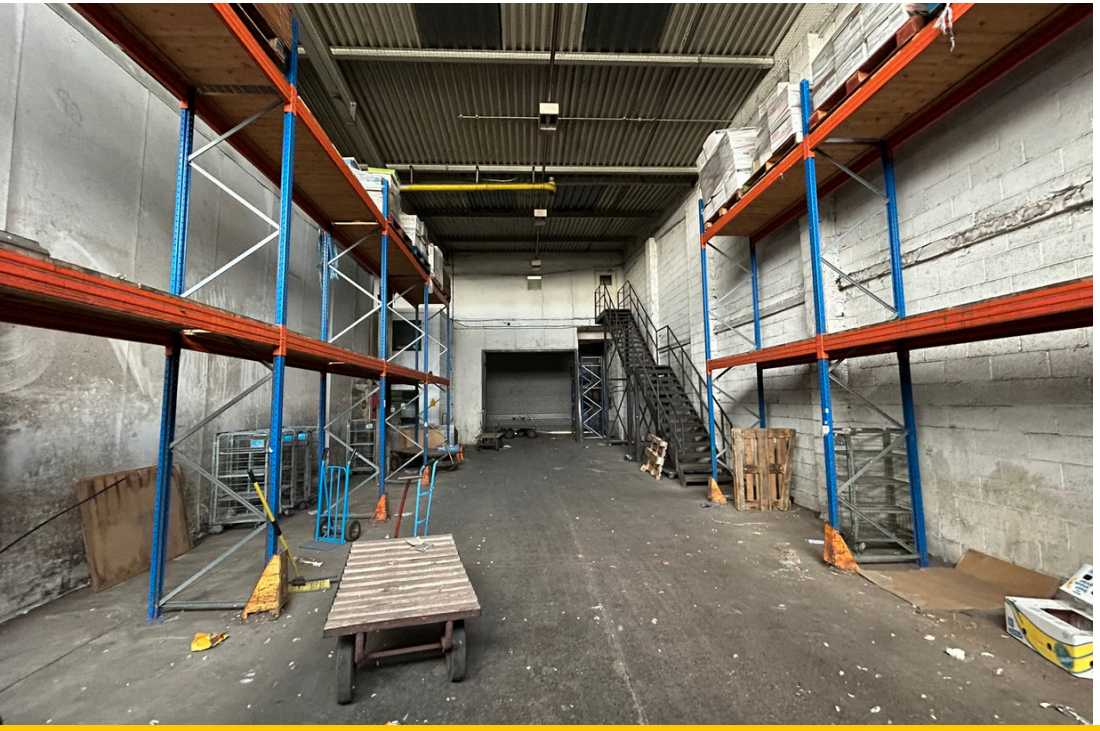
Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
NOVEMBER 2026





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