BURSTON COOK
0117 934 9977

MEADOW VIEW INDUSTRIAL ESTATE - PILNING - BS35 4LR

NEW LIGHT INDUSTRIAL UNITS - TO LET



930 sq ft - 1,681 sq ft (86.6 sq m - 156.2 sq m)

Allocated car parking spaces

Roller Shutter Doors

3 Phase Electricity



A fantastic new development of light industrial units.

Units are available from 930 to 1,681 sq ft, although they can be easily combined to suit specific larger requirements. Units have mezzanine floors and some benefit from road frontage and trade counter entrances.

Access to the units will be via a combination of a single roller shutter door and separate pedestrian access. Each unit will benefit from mains drainage and three-phase power

Units are available either individually, or combined, on a leasehold basis.

LEASE TERMS

New full repairing and insuring lease(s) for a term to be agreed, subject to upward only open market rent reviews.

PROPOSED PLANS

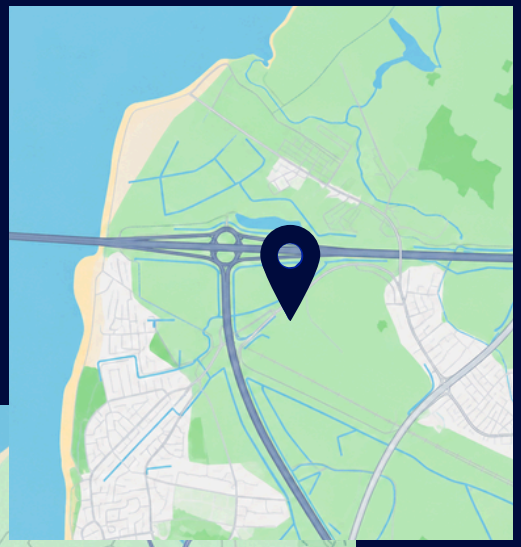
Units are available either individually, or combined, or on a leasehold basis.

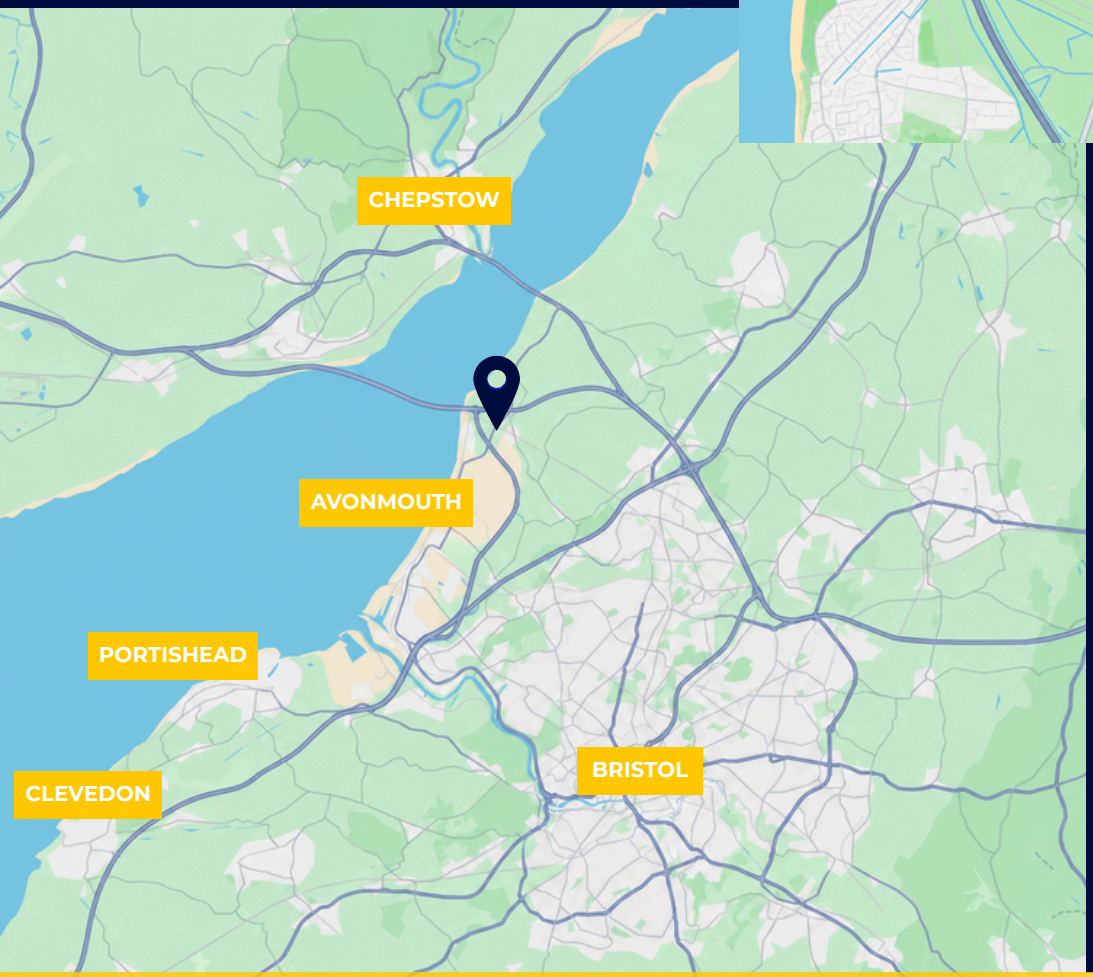
APPROXIMATE GIA

	GROUND SQ FT	MEZZANINE SQ FT	TOTAL SQ FT
UNIT 1	1,000		**1,000**
UNIT 2	840		**840**
UNIT 3	1,681		**1,681**
UNIT 4	1,240		**1,240**
UNIT 5	1,120		**1,120**
UNIT 6	808	361	**1,169**
UNIT 7	643	287	**930**
UNIT 8	808	361	**1,169**
UNIT 9	808	361	**1,169**
UNIT 10	808	361	**1,169**
UNIT 11	808	361	**1,169**
UNIT 12	870	367	**1,237**
UNIT 13	870	367	**1,237**
UNIT 14	870	367	**1,237**
TOTAL			**16,367**

LOCATION

The property is situated in Pilning on the outskirts of Severn Beach and Avonmouth within close proximity to various industrial estates. Just off the A403 which provides direct links to the M4, M5 and M49.





- 1.5 miles to Pilning Station wih direct links to Bristol Temple Meads
- Minutes from M4 at Junction 20
- Situated by various bus links
- Easy access to Bristol Airport

CONNECTIONS

ROAD

M4 Motorway Junction 20	5.7 miles	11 minutes
M48 Junction 1	3.7 miles	9 minutes
M5 Junction 17	3.8 miles	10 minutes
M49 Junction 18	7.5 miles	13 minutes
Pilning Train Station	1.5 miles	4 minutes
Bristol Airport	19.4 miles	40 minutes
Bristol	16 miles	25 minutes
Newport	22.8 miles	34 minutes
Pilning Train Station	1.5 miles	4 minutes

BUSINESS RATES

To be assessed on completion. If eligible, business rates are exempt and small business rates relief applies to units with a rateable value below £12,000. Between £12,000 and £15,000 RV partial rates relief may be obtainable.

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 **OCTOBER 2026**



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SITE PLAN

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