UNIT 27, CATTLEMARKET, CHEW ROAD, BRISTOL, BS40 8HB

BURSTON COOK
0117 934 9977



TO LET

MODERN INDUSTRIAL PROPERTY TO LET

SIZE (GIA)
1,667 sq ft
154.87 sq m

£ QUOTING RENT
£25,000 PA

THE OPPORTUNITY

- Modern Business Unit fitted to a high standard.
- 'B1,B2 and B8 Use Class' premises offered to let
- Allocated parking on site
- Approximately 1,667 sq ft (154.87 sq m) GIA

DESCRIPTION

The property comprises a light industrial unit. The ground floor offers a workshop/warehouse space and W.C and shower room. The mezzanine floor provides a kitchenette and storage space.

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

Externally, there are 5 parking spaces and a loading area directly outside the property.



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	1442	133.97
MEZZANINE FLOOR	225	20.90
TOTAL	1667	154.27

TENURE

The property is available by way of a new full repairing and insuring lease for a term of 3 years to be agreed with the landlord.

RENT

Quoting rent is £25,000 per annum.

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: £15,500
Occupiers may be eligible for small business rates relief

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, 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



CONTACT

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