

TO LET/MAY SELL

308 Central Park, Petherton Road, Bristol, BS14 9BZ



- Ground floor space with high ceilings
- Approx 4,588 sq ft (426.24 sq m)
- Quoting rent only £5 per sq ft exclusive
- Car parking spaces available
- Could suit many uses, subject to necessary planning consents



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
0117 934 9977

LOCATION

The property is located on Central Park Trading Estate, which is conveniently located between Airport Road and Wells Road in Hengrove, Bristol. Bristol City Centre can be accessed easily via the A37 to the north which in turn can provide access to the motorway network via the M32. The A37 provides access to the south and the A38 to the west of the subject property provides access to Bristol Airport and the M5 southbound.

DESCRIPTION

The property provides a large workspace at ground floor level. The space is currently fitted to provide offices and storage space but could be opened to provide large open plan space with high ceilings.

The unit has its own roller shutter door entrance and parking can be available.

ACCOMMODATION

We have measured the property in line with the RICS Property Measurement Standards (May 2015) and we confirm that the property has the following approximate useable internal area: - 4,588 sq ft (426.24 sq. m).

TENURE

The property is available by way of a new effectively full repairing and insuring lease on terms to be agreed.

RENT

The quoting rent is £5 per sq ft.

A sale of the property may be considered.

PLANNING USE

We would recommend that interested parties consult the Bristol City Council planning website in relation to the planning associated with the building.

The unit is suitable for many uses, including storage and distribution, manufacturing, offices, gyms and many others, subject to the necessary planning consents.

NB The above uses will be subject to landlord's consent.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy of this certificate will be made available upon request.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants

VAT

All rents and prices are exclusive of VAT, if applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agent:-

Burston Cook

FAO: Charlie Kershaw MRICS and Holly Boulton BSc Hons

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk, holly@burstoncook.co.uk

SUBJECT TO CONTRACT

June 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (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.

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.



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