

INDUSTRIAL UNIT—TO LET / MAY SELL

Units 5 & 6, Circuit 32, Easton Road, Bristol, BS5 0DB



- Two industrial / workshop units which are available either together or separately
- Unit 5: Ground Floor of 1,329 sq ft
- Unit 6: Ground Floor of 1,323 sq ft plus an inspection pit of 1,000 sq ft
- Quoting Rent £22,000 pax (Unit 5) and £22,000 pax (Unit 6)
- Quoting Price for Freehold £275,000 (Unit 5) and £275,000 (Unit 6)
- Central location within Bristol

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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 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is located on Circuit 32 Industrial Estate which is two miles east of Bristol city centre and provides good transport links to the east of Bristol, the city centre, and the M32 motorway. The unit is located within a small industrial estate directly off Easton Road close to the Lawrence Hill roundabout.

DESCRIPTION

The premises comprise two mid terrace purpose built industrial/business units, which appear to have been constructed circa 1990 and are of portal frame construction.

The front and rear elevations are brickwork up to approximately 3m with the remaining elevations and roofs being of profile sheet cladding. Unit 5 is arranged over ground floor with Unit 6 also benefitting from a substantial inspection pit.

Each unit has a roller shutter access (although Unit 5 has two roller shutters) and each with separate pedestrian access. There is parking to externally to the front.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Unit 5

Ground	1,329 sq ft	(123.46 sq m)
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Unit 6

Ground	1,323 sq ft	(122.91 sq m)
Inspection pit	1,000 sq ft	(92.90 sq m)

Total	3,652 sq ft	(339.28 sq m)
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TENURE

The property is available by way of a new full repairing and insuring lease, for a term of years to be agreed. A rental deposit may be required. The freehold is also offered for sale

RENT

Quoting £22,000 per annum, exclusive per unit.

PRICE

Freehold—£275,000 per unit.

USE

Industrial and workshop use.

ENERGY PERFORMANCE CERTIFICATE

Energy performance certificate (EPC) – [Find an energy certificate – GOV.UK](https://www.gov.uk)





BUSINESS RATES

The Rateable Values for the property for the year 2023—present is as follows:-

Property: Warehouse and premises
Rateable Value: £19,250

VAT

All prices quoted are exclusive of VAT, if applicable.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents: -
Burston Cook

FAO: Tom Coyte MRICS
Tel: 0117 934 9977
Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

February 2025

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.

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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