

INDUSTRIAL UNITS— TO LET/FOR SALE

609—254 Central Park, Petherton Road, Bristol, BS14 9BZ



- Self contained industrial units
- Excellent position in South Bristol
- Total floor area of 6,389 sq ft (593.55sq m)
- Could suit many uses, subject to necessary planning consents
- Available For Sale or To Let



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 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 comprises two light industrial units forming the ground and first floor of a larger building.

Unit 609 is the ground floor unit and has windows in the front elevation. The unit can be accessed via a roller shutter door in the front elevation. Internally this unit has storage/production space and a kitchenette and WC.

Unit 254 is at first floor level and is accessed via a staircase at the rear of unit 609. The unit provides open plan storage/production space. It can be accessed separately from Unit 609. The unit has lots of natural light from a large apex roof light and windows.

ACCOMMODATION

The property has the following approximate Gross Internal Areas:

Unit 609		
Total	2617 sq ft	(243.13 sq m)
Unit 254		
Total	3773 sq ft	(350.52 sq m)
TOTAL	6,390 sq ft	(593.65 sq m)

RENT

The Units are available either as whole or individually with the following quoting rents:

Unit 609 – £17,000 pa
Unit 254 – £15,000 pa

The quoting rent for both units is £25,000 per annum.

The Long leasehold interest in the properties are available to purchase. Price is available upon application.

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.

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 Tobias Jones BSc Hons

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SUBJECT TO CONTRACT

OCTOBER 2025

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.

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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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