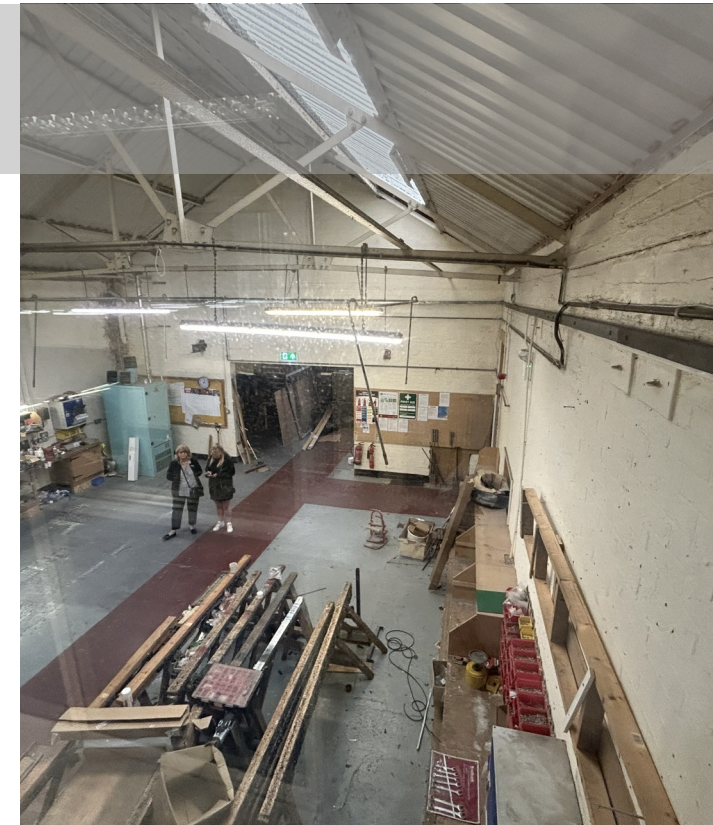


# INDUSTRIAL UNITS— FOR SALE/TO LET

302—303 Central Park, Petherton Road, Bristol, BS14 9BZ



- Self contained industrial units with office accommodation
- Excellent position in South Bristol
- Total floor area of 5,286 sq ft (491.42 sq m)
- 3 Car parking spaces
- 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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## 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 adjoining light industrial units forming the end of a terrace. Unit 302 has windows in the front and rear elevations at ground and first floor level. The unit can be accessed via an up and over shutter door 2.48m wide and 2.88m high in the front elevation and a pedestrian door in the rear elevation. Internally this unit has open plan storage/production space and a small office and WCs on a raised area at the rear, with a small mezzanine above.

Unit 303 has windows in the front and rear elevations at ground and first floor level. The unit can be accessed via an up and over shutter door 3.6m wide and 2.79m high in the front elevation and a pedestrian door in the rear elevation. Internally at ground floor level this unit has open plan storage/production space to the front, with offices, WCs and kitchenette at the rear. There is further office space on a mezzanine area at the rear of the unit and further storage space on a wooden mezzanine area to the front of the unit.

The units have a maximum eaves height of 7.17m and a minimum of 5.5m and there is demised parking for 3 vehicles in the estate car park.

## ACCOMMODATION

The property has the following approximate Gross Internal Areas:

### Unit 303

Ground floor:	219 sq m	(2355 sq ft)
First floor office:	75.56 sq m	(813 sq ft)
Front Mezzanine:	33.48 sq m	(360 sq ft)
<b>Total</b>	<b>328.04 sq m</b>	<b>(3,528 sq ft)</b>

### Unit 302

Ground floor:	147 sq m	(1582 sq ft)
Mezzanine:	16.38 sq m	(176 sq ft)
<b>Total</b>	<b>163.38 sq m</b>	<b>(1758 sq ft)</b>

**TOTAL**                    **491.42 sq m**    **(5,286 sq ft)**

*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*

## RENT

The 999 Long leasehold interest in the property is available to purchase.

The units are also available To Let

Rent and prices are available upon application.

Consideration will be given to selling or letting individual units.

## 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

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

## 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.

