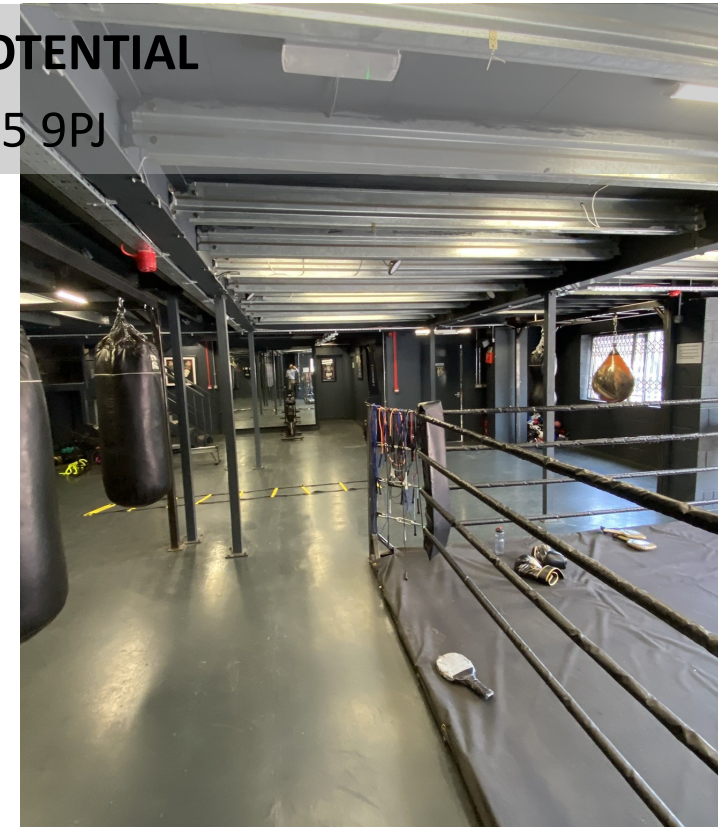


EXCELLENT INDUSTRIAL INVESTMENT WITH OWNER OCCUPIER POTENTIAL

UNIT 1, NETHAM INDUSTRIAL ESTATE, NETHAM ROAD, BRISTOL, BS5 9PJ



- Excellent location in on Netham Industrial Estate in Central Bristol
- 3,164 sq ft end of terrace industrial building with parking
- Sold with vacant possession
- Potential to owner occupy from the lease expiry in September 2025
- 999 year long leasehold at a peppercorn rent
- Guide price on application.



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 situated on the Netham Industrial Park, which is situated approximately two miles East of Bristol City Centre and within the established industrial location of St Philips. The park has excellent road links, providing easy access to the city centre, the M32 motorway and Bath to the South.

DESCRIPTION

The unit is the end of terrace unit in a block of twelve terraced warehouse units, the building is constructed of steel frame with concrete block walls and external facing brick. The unit has recently benefitted from a new overclad roof, incorporating roof lights.

The unit is currently fitted out as a boxing gym and has the benefit of a roller shutter door at ground floor level and the ground floor provides gym space, reception, office, changing room and WCs. The first floor is currently fitted out to provide further gym accommodation. This space could be adapted to suit a variety of uses.

ACCOMMODATION

Burston Cook have measured the property in accordance with the RICS Property Measurement Standard and confirm the following approximate gross internal areas: -

Floor	SQ FT	SQ M
Ground floor	1598	148.5
First Floor	1566	145.48
Total	3164	293.98

TENURE

The property is held on a 999 year long leasehold interest from January 26th 1996 at a peppercorn rent and is offered for sale subject to the existing tenancy.

TENANCY

The property is to be sold with vacant possession.

VAT

All prices quoted are exclusive of VAT.

EPC

The property has an EPC of B-43.

Business Rates

Type: Gymnasium and premises

Rateable Value for 2025/2026: £20,500

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.



LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

May 2025

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