





TO LET

Car Workshop with Paint Oven

- Vehicular roller shutter door
- 2 pedestrian entrances
- LED lighting
- Paint oven
- 4 car parking spaces

LOCATION

Netham View Industrial Park is located off Netham Road, approximately 2 miles east of Bristol City Centre. The estate is situated within an established industrial and trade area, with surrounding uses including light industrial, warehouse, and trade occupiers.

SITUATION

Netham View Industrial Park is an established business location comprising a number of industrial and workshop units, situated approximately 2 miles east of Bristol city centre. Vehicular and pedestrian access is via Netham Road (B4052), which connects directly with the A4. Occupiers at the park include Boxed In Self Storage Bristol, First Choice Mechanics and Steelworks Office Space.

Unit 2 Netham View Industrial Park, Netham Road, Bristol, BS5 9PQ

DESCRIPTION

The property comprises a mid-terraced open plan industrial unit arranged as a ground floor workshop and mezzanine floor offices with male / female WCs and separate kitchen.

The property is constructed of brick and rendered external elevations, under a pitched timber truss roof clad with slate tiles.

ACCOMMODATION

The gross internal floor areas have been measured as follows:

Workshop	278.89 Sq M	3,002 Sq Ft
Mezzanine	93.55 Sq M	1,007 Sq Ft
TOTAL GIA	372.45 Sq M	4,009 Sq Ft

Measured in accordance with RICS Property Measurement Statement (2nd Ed.) incorporating the RICS Code of Measuring Practice (6th Ed.)





TENURE

The premises are available to let on the basis of a new lease on full repairing and insuring terms at a rent of £30,000 pa ex VAT.

EPC

The property has an EPC rating of E.
Certificate number 1677-8701-9896-9077-5607.

RATING ASSESSMENT

Rateable value (2026)	£18,500
UBR	0.432
Rates Payable	£7,992

We recommend any interested parties make their own enquiries to Bristol City Council (01179 223888) to verify these figures.

SERVICES

All mains services are connected. We have not tested any of the services.



LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

ANTI-MONEY LAUNDERING

The tenant will be required to provide identity documentation to comply with UK Anti-Money laundering legislation at the point of agreeing heads of terms.

FURTHER INFORMATION

Viewings can be arranged through the sole agents at CSquared.

Nathan Clark

M 07983 460230

E nathan.clark@cs-re.co.uk

Emily Dagg

M 07398 637345

E emily.dagg@cs-re.co.uk



82 Walcot Street
Bath, BA1 5BD
t 01225 432789
e info@cs-re.co.uk

www.cs-re.co.uk

Important notice: These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing CSquared has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997, VAT may be levied on the rent or sale price.

CSquared Real Estate LLP, a Limited Liability Partnership registered in England and Wales No 0C361785. Registered Office 82 Walcot Street, Bath, BA1 5BD Regulated by RICS.