

**5** — CITY  
BUSINESS  
PARK

EASTON ROAD  
BRISTOL BS5 0SP

MID TERRACED MODERN  
TRADE COUNTER / WAREHOUSE UNIT  
NOW FULLY REFURBISHED

**UNIT 5** TO LET 2,753 SQ FT (255.8 SQ M)



5



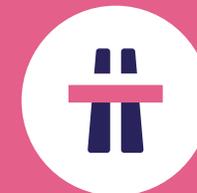
# UNIT NOW FULLY REFURBISHED



Modern  
Mid Terrace  
Unit



Ideal For  
Trade Counter  
Use



Excellent  
Access to  
J3 M32



Potential  
for Secure  
Yard



Rapid  
City Centre  
Access



On-Site  
CCTV

5

5 TO LET



CITY CENTRE/TEMPLE MEADS

Denmans

resapol

GSF  
CAR PARTS

Royal Mail

Wessex  
archaeology

EASTON RD

CitySprint



1 MILE TO THE M32

# CITY BUSINESS PARK

City Business Park is situated in central Bristol, accessed directly from the A420, adjacent to the Lawrence Hill roundabout.

The A4320 provides swift access to junction 3 of the M32 and the A4, Bath road.

The park is within 1 mile of Bristol city centre and serviced by excellent public transport links.

## CITY BUSINESS PARK OCCUPIERS:

2

Resapol

7

GSF Car Parts

9

Wessex Archaeology

13

Royal Mail

17

Denmans Electrical Supplies

18

City Sprint

5

# CENTRAL BRISTOL LOCATION

Sat Nav: BS5 0SP

JUNCTION 3

M32

TO M4/M5

A4320

1 MILE TO THE M32

M32

A420

**5** CITY BUSINESS PARK  
EASTON ROAD  
BRISTOL BS5 0SP

ST PHILLIPS CAUSEWAY

TO CITY CENTRE

TO BATH

CABOT CIRCUS

EASTON RD

A420

CITY CENTRE/TEMPLE MEADS

Aerial June 2020

5



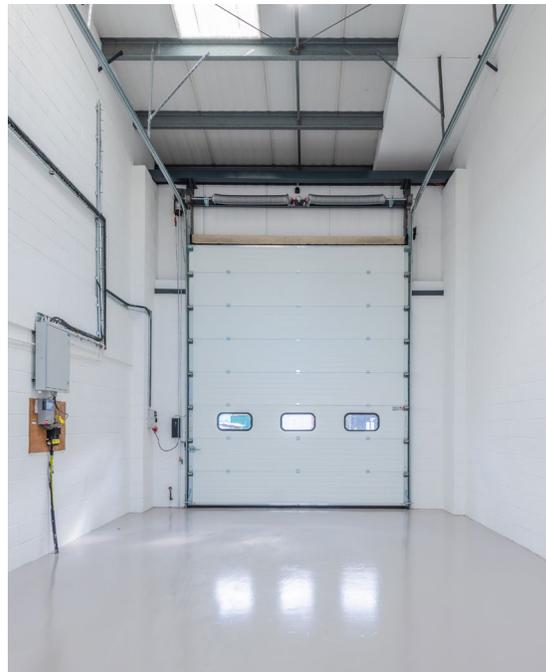
# MID TERRACE MODERN UNIT

Unit 5 is a modern trade counter / warehouse unit benefiting from a mid terrace location.

## UNIT 5 SPECIFICATION

-  Steel portal frame construction
-  Minimum eaves height of 6.9 metres
-  Metal sheet roof incorporating 10% roof lights
-  Warehouse access via electric roller shutter door: 4.03m (w) x 4.80m (h)
-  Two storey ancillary accommodation providing offices and WCs
-  Dedicated car parking – 6 spaces
-  On-site CCTV

ACCOMMODATION	SQ FT	SQ M
Warehouse	1,935	179.8
Ground floor office	419	38.9
First floor office	399	37.1
<b>TOTAL</b>	<b>2,753</b>	<b>255.8</b>



# 5 CITY BUSINESS PARK

EASTON ROAD  
BRISTOL BS5 0SP

## TENURE

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

## PLANNING

We understand that the unit benefits from E(g)(iii) (Industrial Processes) and B8 (Storage and Distribution).

## SERVICE CHARGE

Occupiers will be required to contribute a service charge for the upkeep of the common areas. Contact the agents for further information.

## EPC

Unit 5 has an EPC rating of B (46).

## VAT

All figures are exclusive of VAT if applicable.

## RENT

Upon Application.

## BUSINESS RATES

The property has a Rateable Value of £23,000.

## MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, Knight Frank / RPC will require any tenant / purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

IMPORTANT NOTICE (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) VAT: The VAT position relating to the property may change without notice. (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions. (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. All Photographs and videos dated MARCH 2025. Particulars dated MARCH 2025.

Designed and Produced by [www.kubiakcreative.com](http://www.kubiakcreative.com) 256373 03-25

# VIEWING & FURTHER INFORMATION

Viewing is strictly by prior appointment through the joint agents.



## Russell Crofts

E: [Russell.Crofts@knightfrank.com](mailto:Russell.Crofts@knightfrank.com)  
M: 07990 707 723

## Ed Rohleder

E: [Ed.Rohleder@knightfrank.com](mailto:Ed.Rohleder@knightfrank.com)  
M: 07775 115 969



## Chris Miles

E: [Chris@russellpc.co.uk](mailto:Chris@russellpc.co.uk)  
M: 07970 886 740

## Josh Gunn

E: [Josh@russellpc.co.uk](mailto:Josh@russellpc.co.uk)  
M: 07826 889 595