

17 CITY BUSINESS PARK

EASTON ROAD
BRISTOL BS5 0SP

SELF-CONTAINED MODERN
TRADE COUNTER / WAREHOUSE UNIT
TO BE REFURBISHED - READY Q2 2026

UNIT 17 TO LET 8,557 SQ FT (795.0 SQ M)



Self-Contained
Unit



Large
Secure Yard



Ideal For Trade
Counter Use



On-Site
CCTV



Excellent Access
to J3 M32



Rapid City Centre
Access



Outside the Low
Emissions Zone

CITY BUSINESS PARK

City Business Park is situated in central Bristol, accessed directly from the A420, adjacent to 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 and the added advantage of being outside the Low Emissions Zone.



CITY BUSINESS PARK OCCUPIERS

GSF
CAR PARTS

Royal Mail

WIPER AND TRUE

resapol

wessex archaeology

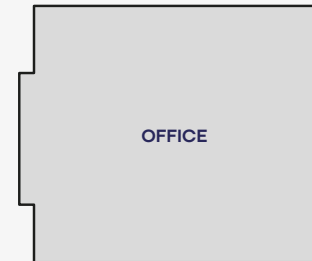
CitySprint



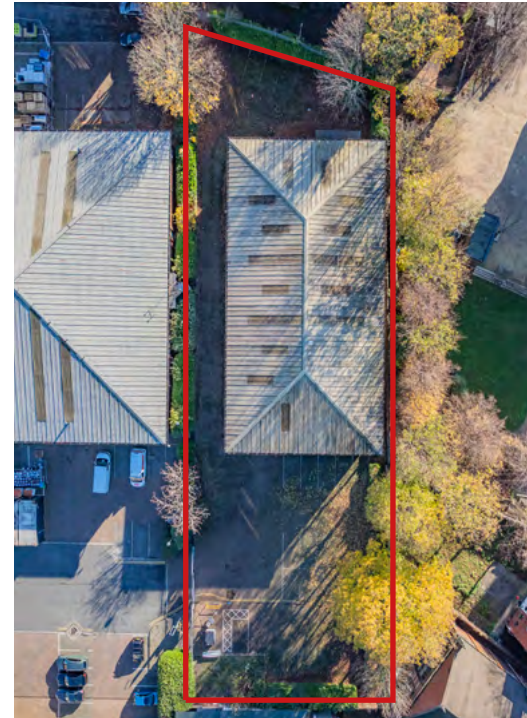
Typical Internal Refurb - Unit 5



GROUND FLOOR



FIRST FLOOR



UNIT 17 SPECIFICATION

-  Large self-contained, secure yard
-  9 car parking spaces and bicycle rack to the rear of the unit
-  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
-  Two storey ancillary accommodation providing offices and WCs
-  On-site CCTV

ACCOMMODATION	SQ FT	SQ M
Warehouse	6,403	594.9
Ground floor office	751	69.8
First floor office	1,403	130.3
TOTAL	8,557	795.0

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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

A service charge for the maintenance and upkeep of the common parts will be payable with further information available upon request.

EPC

The EPC of the building is to be reassessed post refurb but will be targetting at least a B rating.

VAT

All figures are exclusive of VAT if applicable.

RENT

Upon Application.

BUSINESS RATES

To be reassessed. Interested parties should make their own enquiries to Bristol City Council to ascertain exact rates payable.

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.

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VIEWING & FURTHER INFORMATION

Viewing is strictly by prior appointment through the joint agents.



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