

**8** — CITY  
BUSINESS  
PARK

EASTON ROAD  
BRISTOL BS5 0SP

END OF TERRACE  
TRADE COUNTER / WAREHOUSE UNIT  
TO BE REFURBISHED - READY Q4 2026

**UNIT 8** TO LET 5,192 SQ FT (482.35 SQ M)



End of Terrace  
Unit



Ideal For Trade  
Counter Use



EV charging  
points



On-Site  
CCTV



Excellent Access  
to J3 M32



Rapid City Centre  
Access



Outside the Low  
Emissions Zone

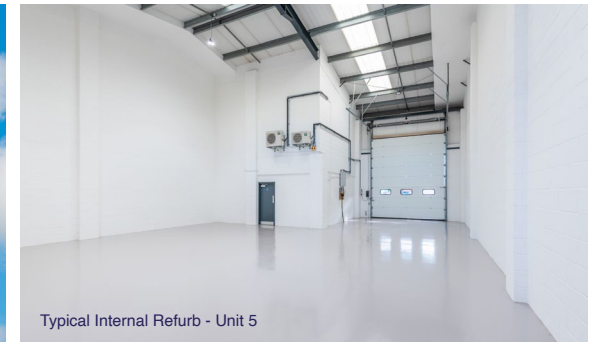
# CITY BUSINESS PARK

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



Typical Internal Refurb - Unit 5



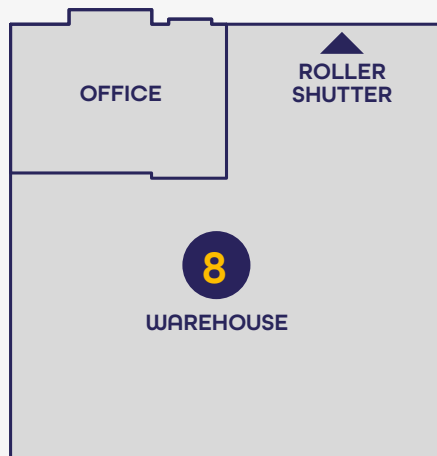
## UNIT 8 SPECIFICATION

-  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
-  Two storey ancillary accommodation providing offices and WCs
-  Dedicated car parking – 10 spaces
-  On-site CCTV
-  EV charging points

FIRST FLOOR



GROUND FLOOR



ACCOMMODATION	SQ FT	SQ M
Warehouse	2,890	268.5
Ground floor office	628	58.3
First floor office	1,674	155.5
<b>TOTAL</b>	<b>5,192</b>	<b>482.3</b>

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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 targeting at least a B rating.

## VAT

All figures are exclusive of VAT if applicable.

## RENT

Upon application.

## BUSINESS RATES

The property is listed on the Valuation Office Agency with a current rateable value of £52,000 from 1st April 2026. 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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