Hootons.

Unit 8 Satellite Business Park

Industrial Unit To Let

£35,000 pa

5,090 sq ft (472.82 sqm)

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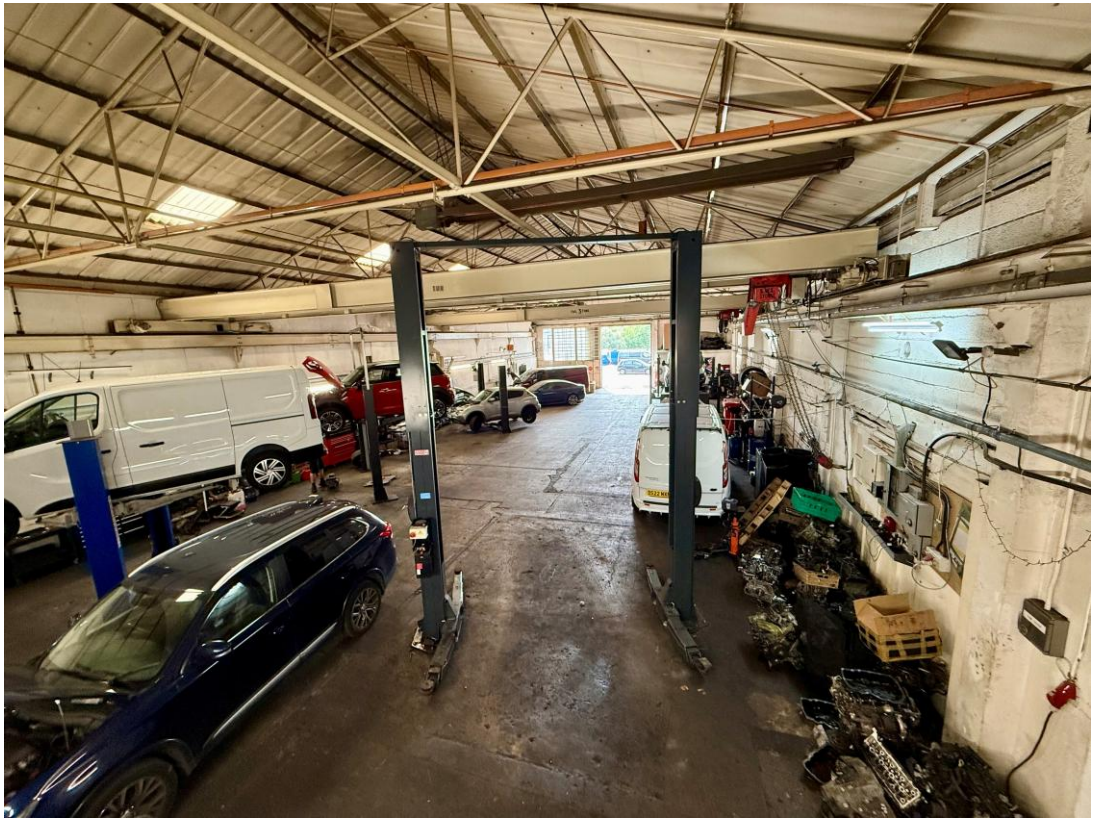

Location

Situated in East Bristol, near the Junction of Netham Road and Blackswarth Road, providing easy access to the A420 and A4320, linking to Junction 3 of the M32, and subsequently Junction 19 of the M4 Motorway.

Description

The property is of steel frame construction with blockwork internal walls and a clad/brick frontage, under a steel clad roof. The minimum eaves height is 4.5 metres and there is a steel sliding warehouse door measuring 3.49 m wide and 4.40 m high. The unit will benefit from two 3 ton Cranes, 6 parking spaces, newly refurbished WCs, new LED lighting, a Canteen and a small office.

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Size & Floors

	Sq Ft	Sq M
Ground floor Warehouse	4,797	445.69
First floor Canteen/WCs	292	27.13
Total	**5,090**	**472.82**

Use

Class E – Suitable for industrial purposes, storage and distribution, offices.

Services

- Phase three electrics
- Connected to water and gas mains
- 4-6 Car spaces

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of 5 years.

Rent

£35,000 per annum exclusive.

VAT

Value Added Tax is chargeable on this property.

Service Charge

There is a variable estate service charge which includes insurance, external repairs etc, currently £700 per month.

Business Rates

Rateable Value: £30,500

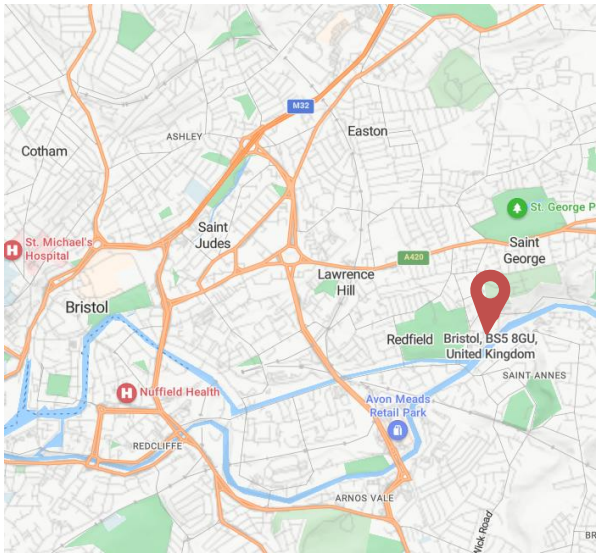
Rates Payable (2025/26) 49.9p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

Legal Costs

Each party will be responsible for their own legal costs in connection with this transaction.

Map



Energy Performance

Unit 8
Satellite Business Park
Blackswarth Road
BRISTOL
BS5 8GU

Energy rating: **D**

Valid until	Certificate number
30 March 2035	6244-2986-3306-7130-3502

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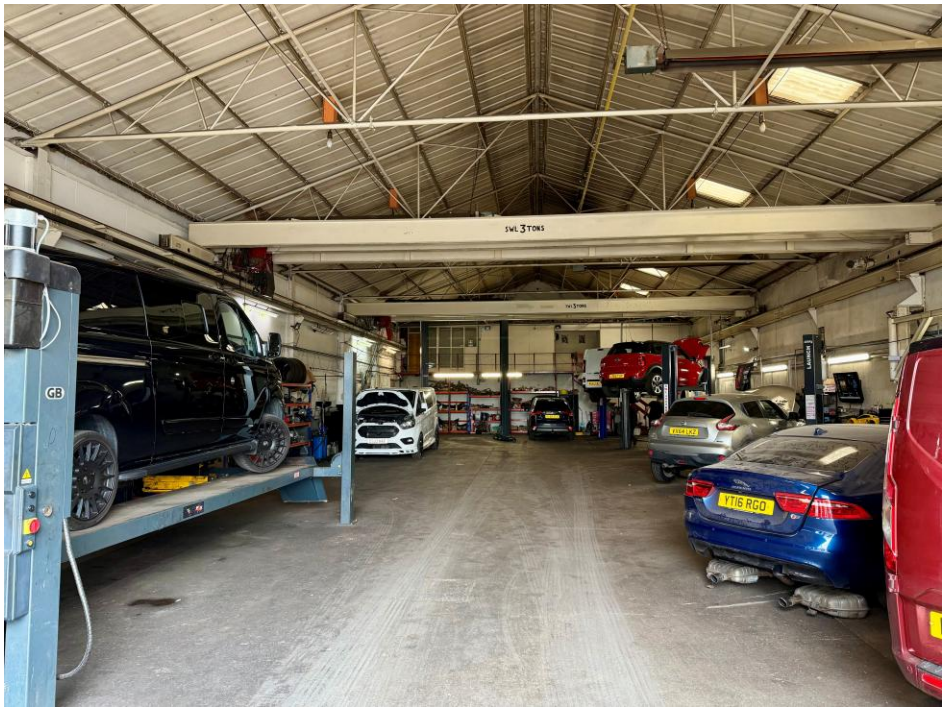

Viewings & Further Information

Viewings strictly by prior appointment

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Steve Cullis
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naea | propertymark
COMMERCIAL

The Property Ombudsman

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