



# MAGGS & ALLEN

OLD MARKET MANOR  
BARTON MANOR

BRISTOL, BS2 0RL

**£65,000 Per Annum**

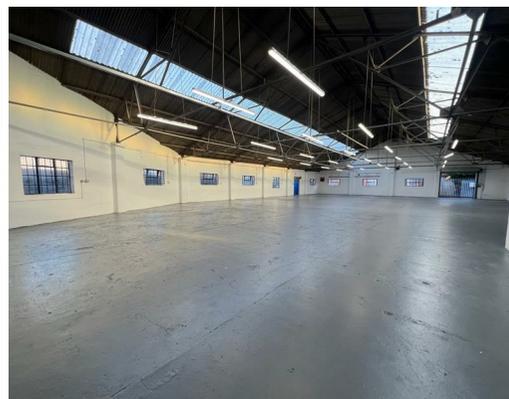
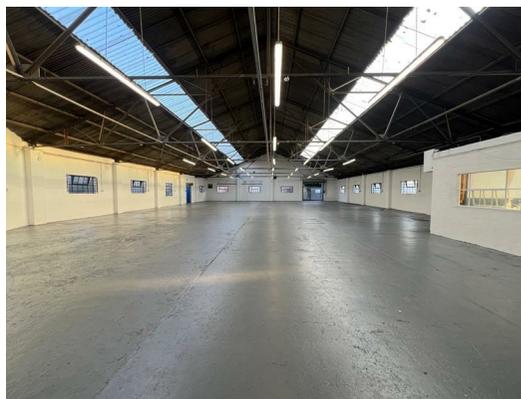
- Approx. 7,370 ft<sup>2</sup>
- Roller Shutter Access
- Off Street Parking
- Enclosed Yard
- Ancillary Office Accommodation
- Central Location
- New Lease Available



Commercial & Investment  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



#### DESCRIPTION

A versatile industrial unit offering approximately 7,370 ft<sup>2</sup> (684.7m<sup>2</sup>) of predominantly open-plan warehouse/workshop space, complemented by additional office accommodation. The property benefits from off-street parking, roller shutter access, and an enclosed yard, and offers excellent functionality for a range of industrial, trade, or storage uses. The unit is situated in a central Bristol location, offering easy access to Bristol City Centre and the M32.

#### LOCATION

The unit is located on Barton Manor, just off Midland Road.

#### BUSINESS RATES

The rateable value with effect from April 2023 is £35,750, although this is due to increase to £48,750 with effect from April 2026.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

#### VAT

All figures quoted are exclusive of VAT unless otherwise stated.

#### LEASE DETAILS

The unit is available to let on a new fully repairing and insuring basis. Each party to incur their own respective legal fees.

#### FLOOR PLAN

The floor plan and floor areas are provided for indicative purposes only and should not be relied upon.

#### VIEWINGS

By appointment.

#### TENANT APPLICATION FEE

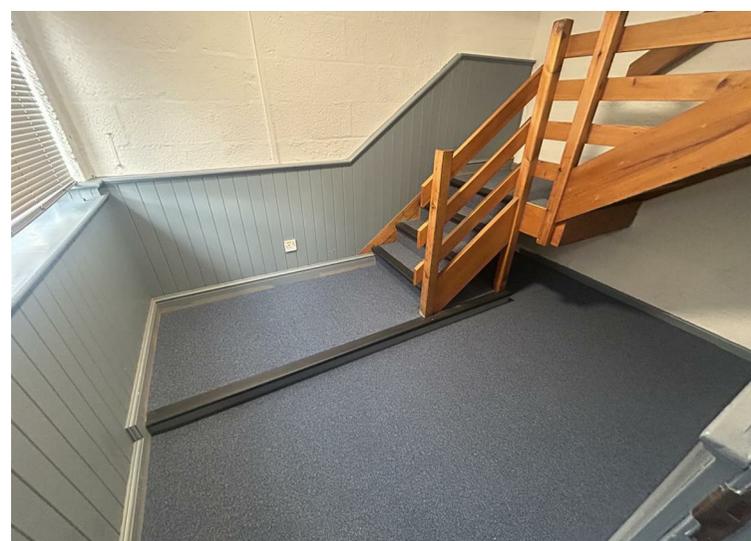
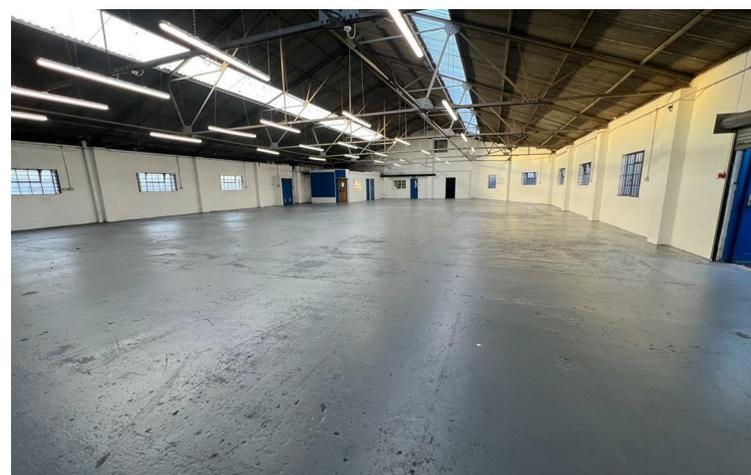
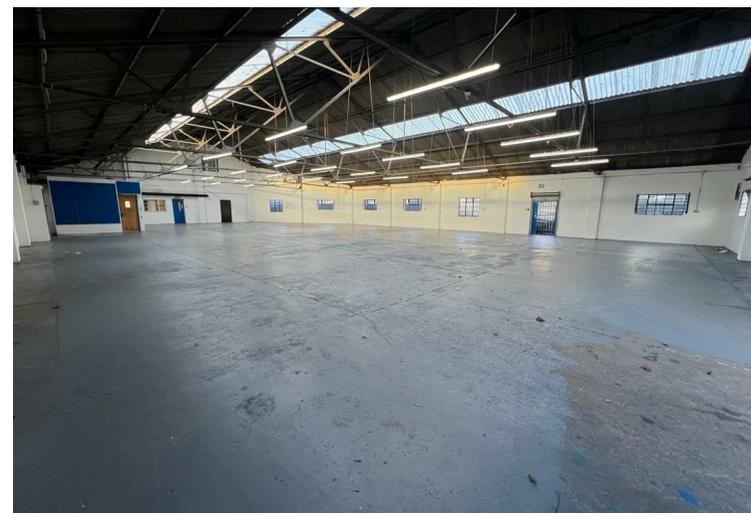
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

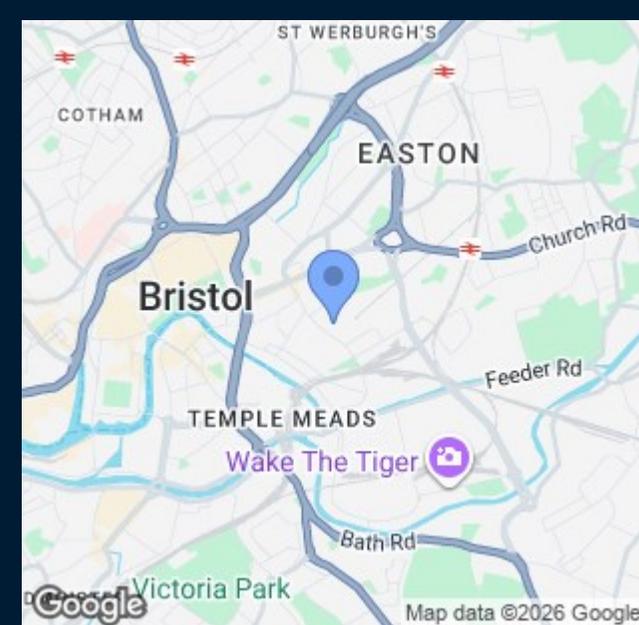
#### CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

#### CONTROL OF ASBESTOS REGULATIONS

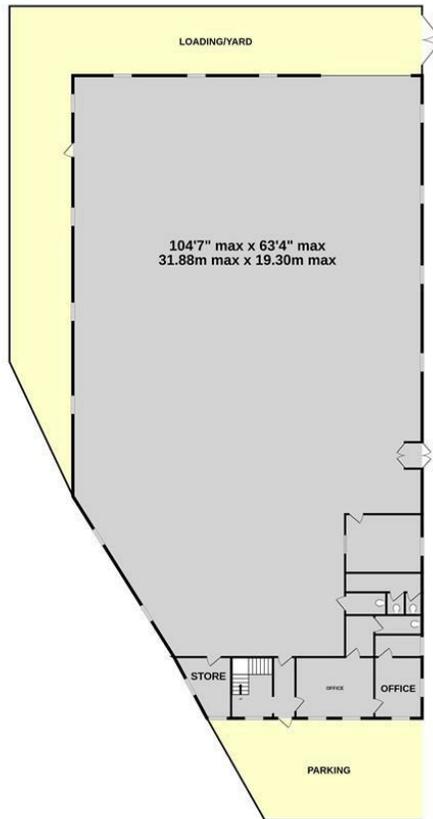
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.



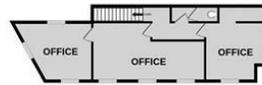


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.

GROUND FLOOR  
6825 sq.ft. (634.1 sq.m.) approx.

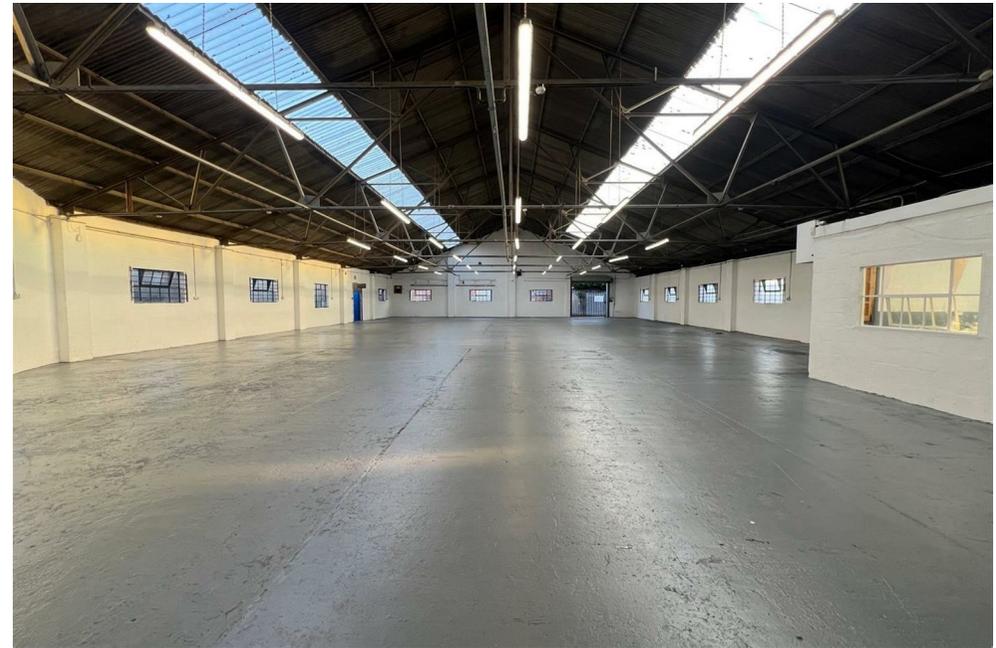


1ST FLOOR  
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 7370 sq.ft. (684.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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