

MAGGS & ALLEN

302 & 303
CENTRAL PARK TRADING ESTATE,
PETHERTON ROAD
HENGROVE, BRISTOL, BS14 9BZ

Asking Price: £450,000

- Double Fronted Unit
- Approx. 5,330 ft² (495m²)
- Roller Shutter Access
- Yards To Rear
- Allocated Parking



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

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

A double fronted industrial unit of approximately 5,330 ft² benefiting from two roller shutters, yard to the rear, allocated parking, 3-phase power, offices, kitchen and toilet facilities, and 3 allocated parking spaces. The units are located in an established industrial park in South Bristol and are offered for sale with vacant possession.

LOCATION

Central Park Trading Estate is an established trading estate situated just off Petherton Road in Hengrove, South Bristol.

ACCOMODATION

Ground Floor Warehouse/Offices: approx. 3,903 ft² (362.6m²)

Mezzanines: approx. 634 ft² (58.9m²)

First Floor Offices: approx. 793 ft² (73.7m²)

Total Gross Internal Floor Area of approx. 5,330 ft² (495.2m²)

BUSINESS RATES

The Rateable Value with effect from 2026 is: £32,250.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: To be confirmed.

TENURE

The units are available for sale on a freehold and virtual freehold (residue of 999 year lease) basis, with vacant possession.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

FLOOR PLAN

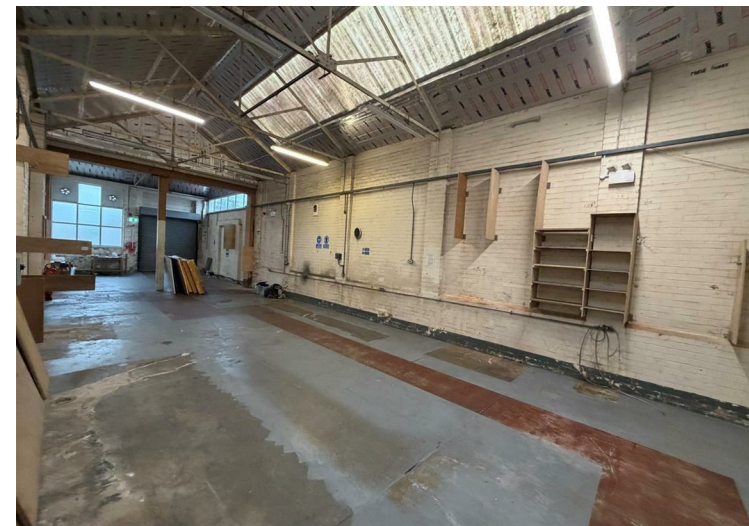
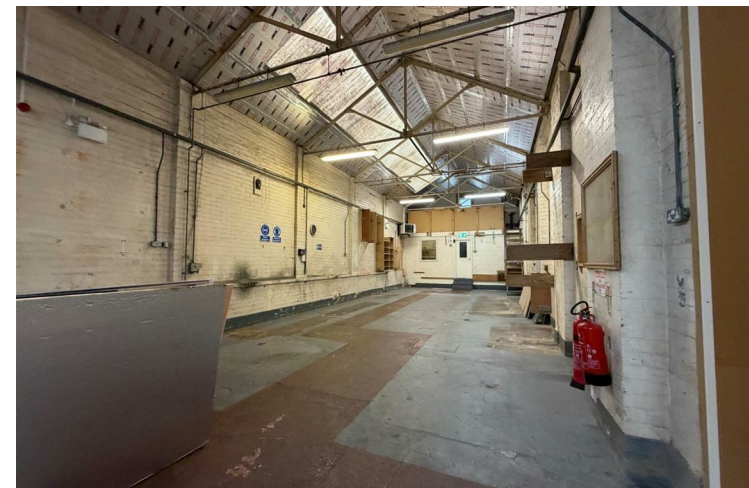
The floor plan, floor areas, and aerial plans, are provided for indicative purposes only and should not be relied upon.

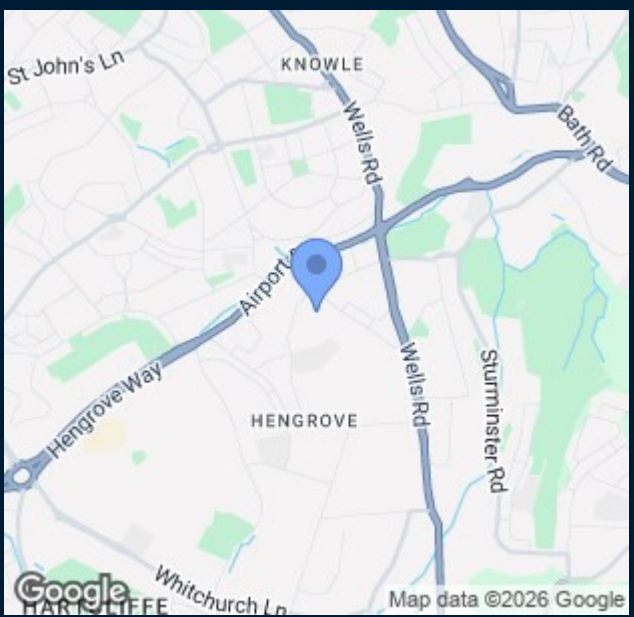
VIEWINGS

By appointment.

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.

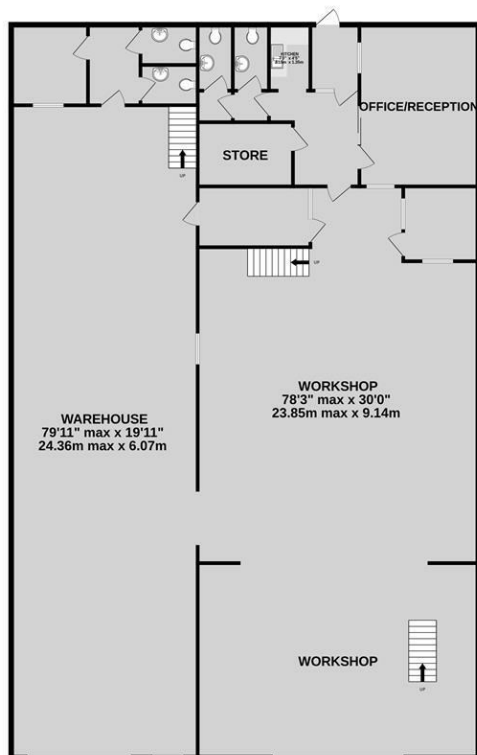




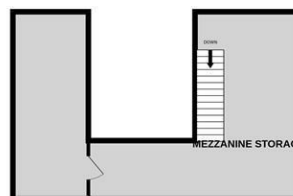
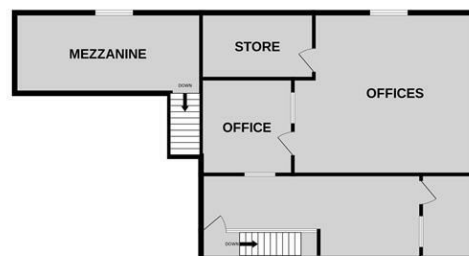
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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
3903 sq.ft. (362.6 sq.m.) approx.

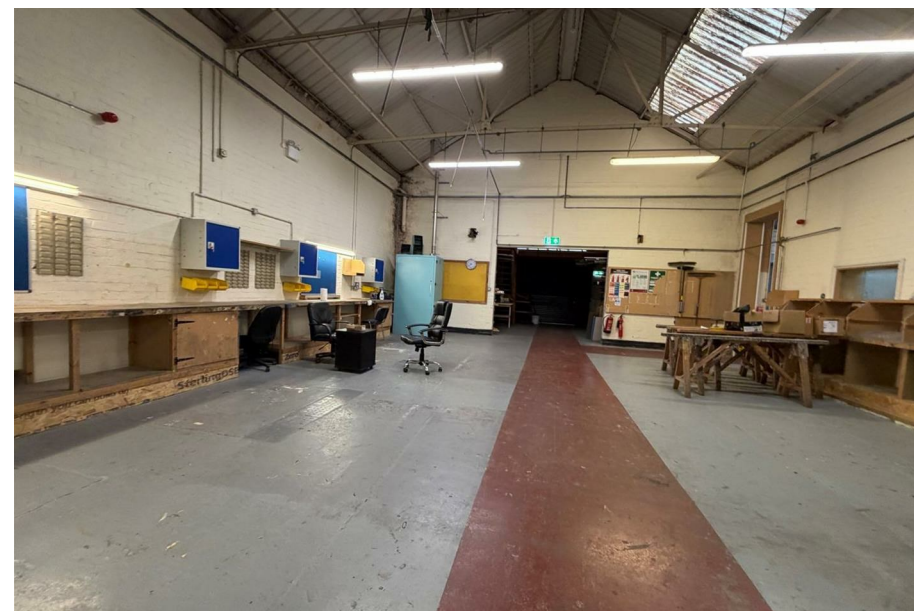


1ST FLOOR
1427 sq.ft. (132.6 sq.m.) approx.



TOTAL FLOOR AREA : 5330 sq.ft. (495.2 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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