

MAGGS & ALLEN

UNIT F FLOWERS HILL INDUSTRIAL
ESTATE

BRISLINGTON, BRISTOL, BS4 5JJ

Asking Price £325,000

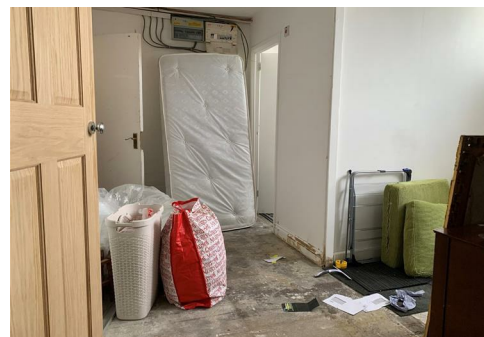
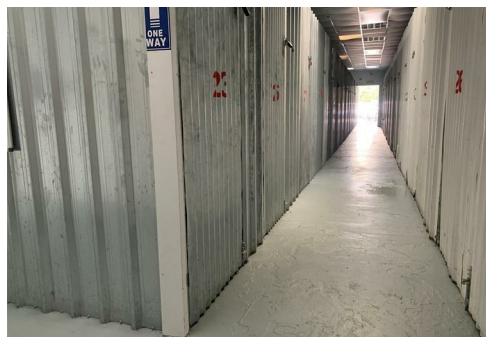
- Light industrial unit
- Approximately 3,873 sq ft
- Roller shutter access
- Designated parking
- Freehold



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

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

This light industrial unit offers approximately 3,873 sq ft of flexible space, ideally suited for a range of business uses including warehousing, light manufacturing, or workshop operations. The accommodation is predominantly arranged as an open plan warehouse/workshop, allowing for easy configuration to suit individual operational requirements. Towards the rear of the unit, there is a storage area along with WC facilities. Benefits include a secure roller shutter door and allocated parking to the front of the unit.

LOCATION

The unit is located within the Flowers Hill Industrial Estate, benefitting from its proximity to major transport routes, including the A4 Bath Road, which provides excellent access to Bristol city centre, Bath, and the wider motorway network via the A4174 ring road and M4/M5 corridors.

TENURE

Understood to be freehold.

BUSINESS RATES

TBC.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: C

FLOOR PLAN

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

VAT

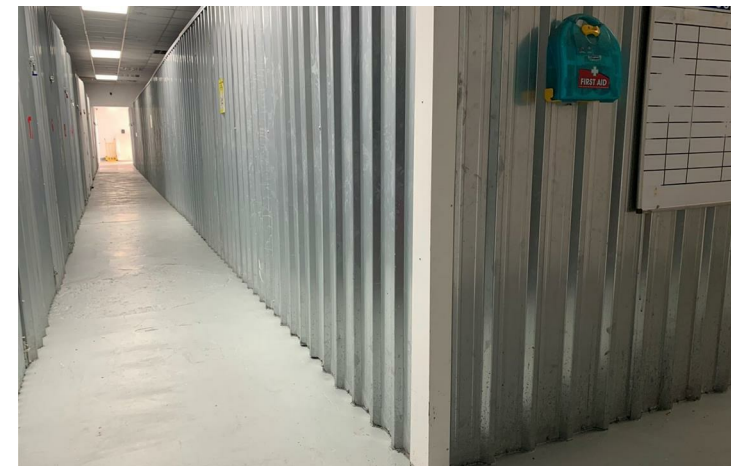
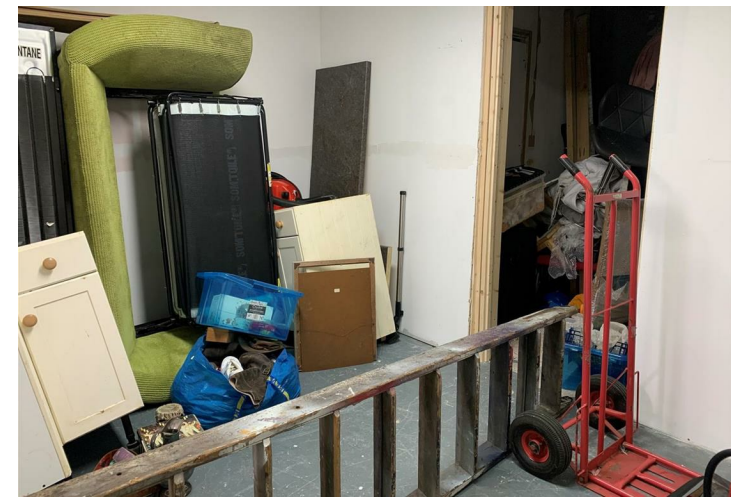
We understand that the unit is not elected for VAT.

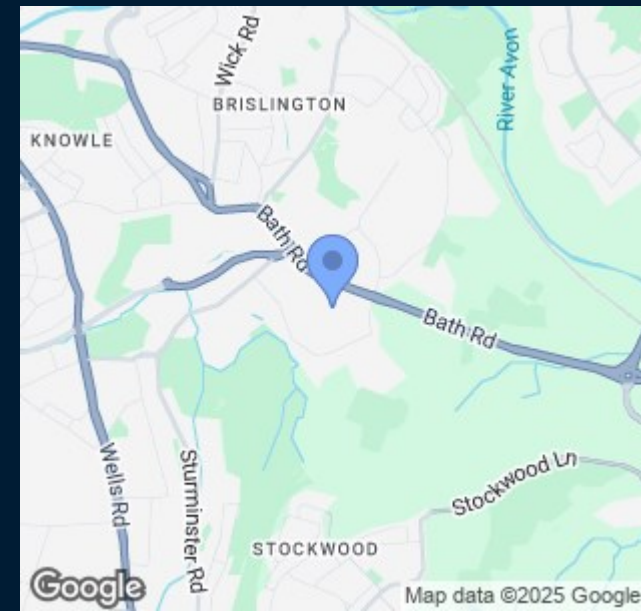
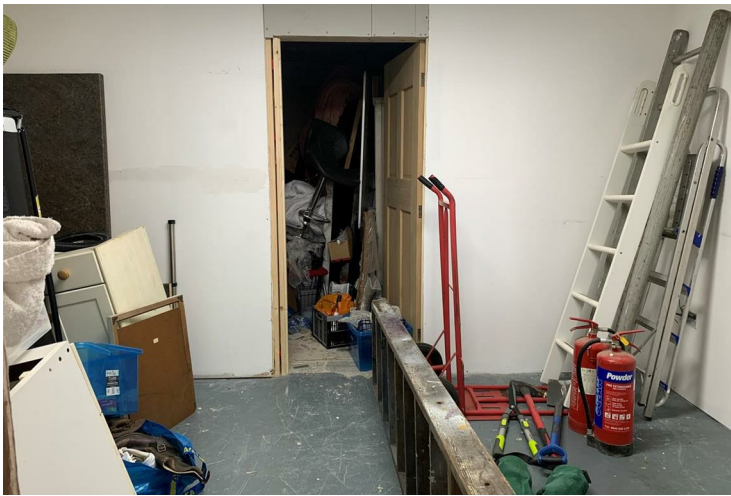
VIEWINGS

By appointment with Maggs and Allen.

CONTROL OF ASBESTOS REGULATIONS

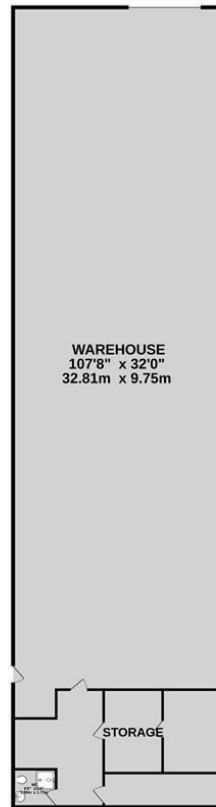
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained 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
3873 sq.ft. (359.8 sq.m.) approx.



TOTAL FLOOR AREA : 3873 sq.ft. (359.8 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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