

# MAGGS & ALLEN

19 CLOTHIER ROAD  
BRISLINGTON, BRISTOL, BS4 5PF

**£80,000 Per Annum**

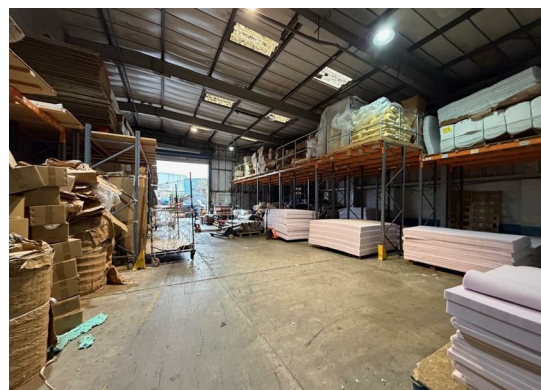
- Industrial Unit (Plus Offices)
- Approx. 11,676 ft<sup>2</sup>
- Further Mezzanine (approx. 1,750 ft)
- Allocated Parking
- New Lease Available



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

**0117 973 4940**

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



## DESCRIPTION

A large and flexible industrial unit with additional office space, of approximately 11,675 ft<sup>2</sup> with further mezzanine of approx 1,700 ft<sup>2</sup>. The unit benefits from full height roller shutter access and off street parking. The unit will be available to let from approximately 1st March 2026.

## LOCATION

The unit is strategically located just off the A4/Bath Road providing easy access to Bristol City Centre and the A4174 ring Road.

## FLOORPLAN

The floor plan, drone imagery and floor areas are provided for indicative purposes only as the unit is currently in the process of being subdivided from a larger premises.

## VIEWINGS

Strictly by appointment with Maggs & Allen.

## LEASE DETAILS

Offered for let on a new fully repairing and insuring basis. Each party to incur their own legal costs.

## BUSINESS RATES

The unit is in the process of being split from a larger unit and as such, the demise will need to be reassessed for rates.

## VAT

All figures quoted are exclusive of vat unless otherwise stated.

## ENERGY PERFORMANCE CERTIFICATE

Rating: D. Valid until 15th March 2036.

## TENANT APPLICATION FEE

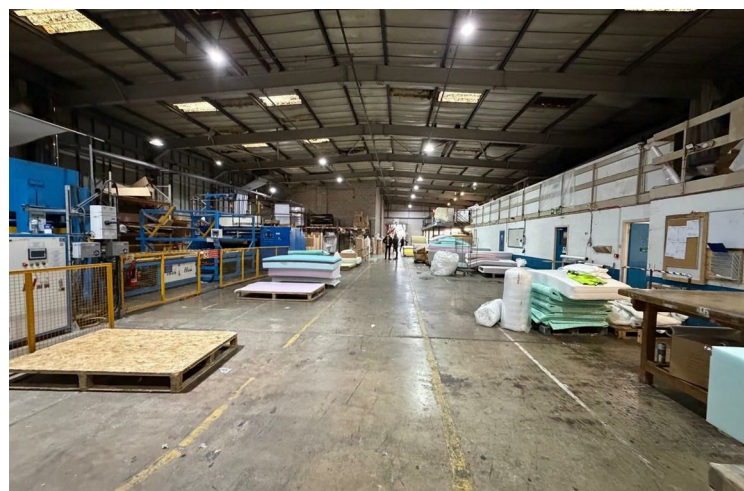
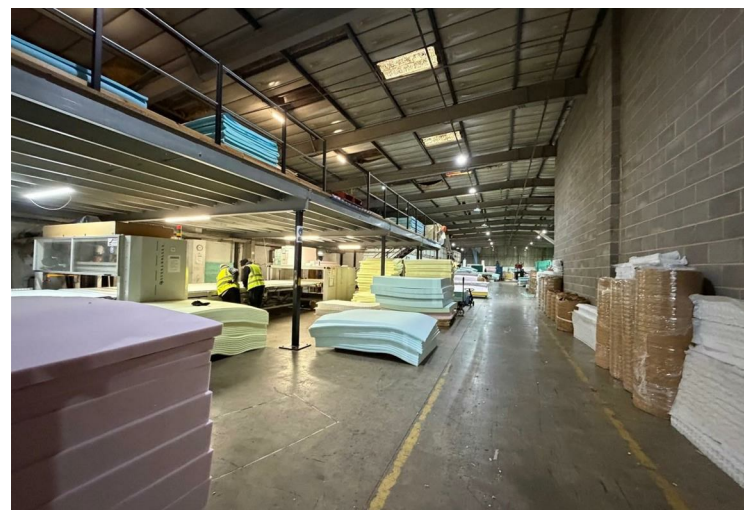
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

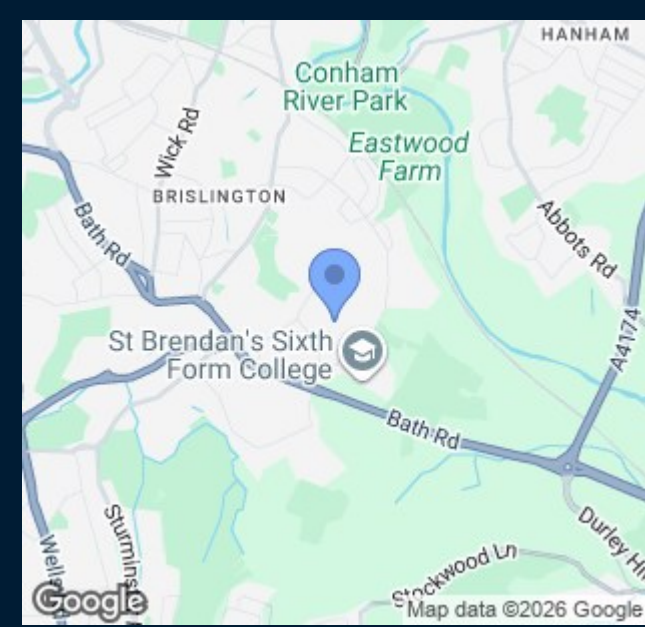
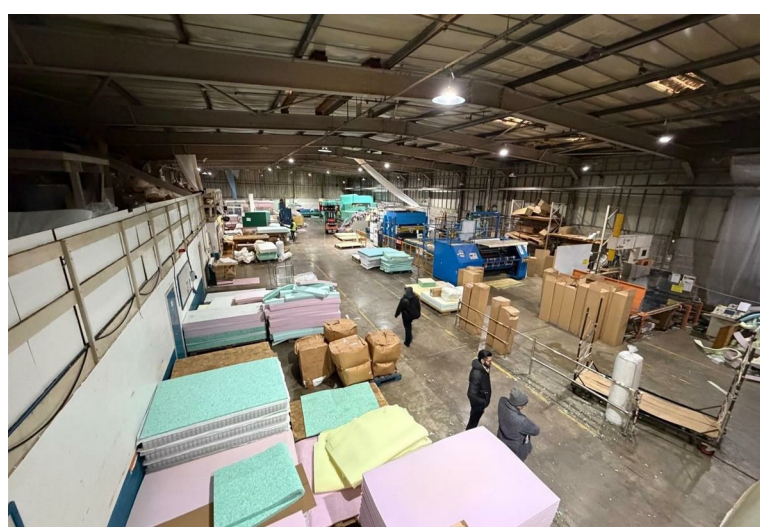
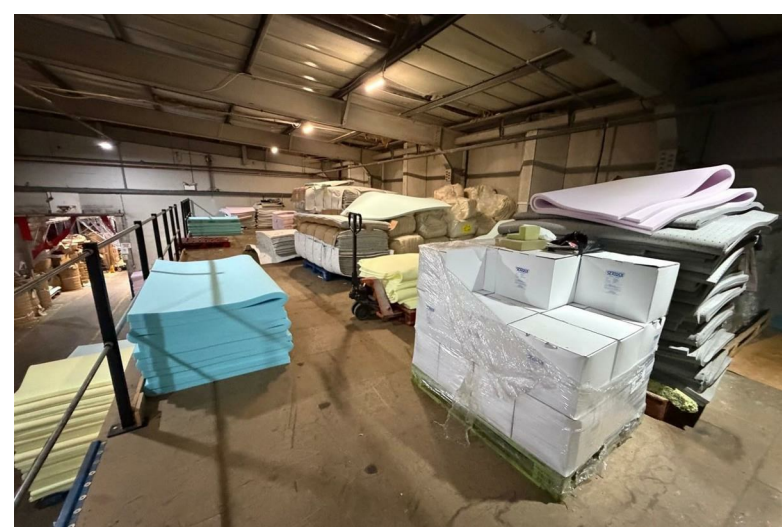
## CODE FOR LEASING BUSINESS PREMISES

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.

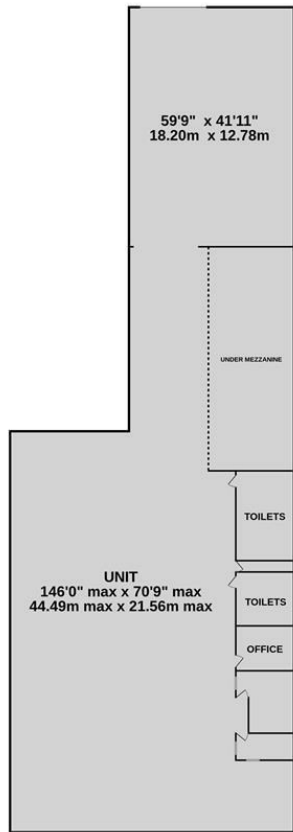




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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  
1322 sq. ft. (123.2 sq.m.) approx.

1ST FLOOR  
181 sq. ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 14314 sq.ft. (1329.8 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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