

MAGGS & ALLEN

THE PRINTWORKS FOUNDRY LANE

BRISTOL, BS5 7UZ



£58,860 PER ANNUM

An exciting development of industrial units, trade counters and retail units ranging from 1,500 ft² - 12,000 ft² with ample parking, situated in a central position in Bristol within easy reach of the M32.

The Printworks is an old factory building first established in 1880 which is currently undergoing significant redevelopment to provide 31 new industrial units with substantial internal height.

3-Phase electricity is available if required and parking is provided for all of the units and additional parking is readily available if required. A large on-site café is also proposed.

The units are offered for sale on a long leasehold basis and with vacant possession, and to let on an internal repairing and insuring basis, subject to estate service charge.

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UNIT 29, THE PRINTWORKS FOUNDRY LANE, BRISTOL, BS5 7UZ

Revised Schedule September February 2025

Unit No.	Ground Floor (ft ²)	Mezzanine (ft ²)	Total ft ² (approx.)	Total m ² (approx.)	Rent (per annum)	Status
1A	11,900	0	11,900	1949.8		Let/Agreed
1B	4,000	500	4,500	418.1	£45,000	Available
2A	4,750	500	5,250	487.7	£52,500	Due Summer 2025
2B	2,500	1,200	3,700	343.7	£37,500	Due Summer 2025
3A	2,500	1,200	3,700	343.7	£37,500	Due Summer 2025
3B	2,500	1,200	3,700	343.7	£37,500	Due Summer 2025
4A	2,500	1,200	3,700	343.7	£37,500	Due Summer 2025
4B	2,500	1,200	3,700	343.7	£37,500	Due Summer 2025
5A	2,500	1,200	3,700	343.7	£37,500	Due Summer 2025
5B	2,500	1,200	3,700	343.7	£37,500	Due Summer 2025
6A	2,500	1,200	3,700	343.7	£37,500	Due Summer 2025
6B	2,500	1,200	3,700	343.7	£37,500	Due Summer 2025
7A	3,000	500	3,500	325.2	£30,000	Available
8A	2,071	0	2,071	192.4	TBC	TBC
8B	589	0	589	54.7	TBC	TBC
9	2,000	200	2,200	204.0	£90,000	Let/Agreed
10	1,400	250	1,650	153.3	£15,000	TBC
11	1,400	250	1,650	153.3	£15,000	TBC
12	1,400	250	1,650	153.3	£15,000	TBC
13	2,000	250	2,250	209.0	£30,000	Available
14	581	0	581	54.0	TBC	TBC
15 (Canteen)	1,200	750	1,950	181.2	£26,875	Available
16	1,000	500	1,500	139.4	£19,675	Let/Agreed
17	1,000	500	1,500	139.4	£19,675	Let/Agreed
18	1,000	500	1,500	139.4	£19,675	Let/Agreed
19	1,000	500	1,500	139.4	£19,675	Let/Agreed
20	1,000	500	1,500	139.4	£19,675	Let/Agreed
21	1,000	500	1,500	139.4	£19,675	Let/Agreed
22	1,000	500	1,500	139.4	£19,675	Let/Agreed
23	1,000	500	1,500	139.4	£19,675	Let/Agreed
24	3,000	1000	4,000	371.6	£19,675	Let/Agreed
25A	1,000	500	1,500	139.4	£19,675	Let/Agreed
25B	1,000	500	1,500	139.4	£19,675	Available
26A	1,000	500	1,500	139.4	£19,675	Available
26B	3,000	500	3,500	325.2	£30,000	Available
27A	7,918	500	8,418	782.1	£80,000	Available
27B	9,070	500	9,470	875.8	£40,000	Let/Agreed
28A	4,551	500	5,051	469.2	£45,000	Available
28B	6,467	500	6,967	649.1	£65,000	Let/Agreed
29	5,326	500	5,826	541.2	£55,000	Available
30	6,458	500	6,958	646.4	£65,000	Let/Agreed
31	6,458	0	6,458	600.0	£67,500	Let/Agreed

DESCRIPTION

An exciting development of industrial units, trade counters and retail units ranging from 1,500 ft² - 12,000 ft² with ample parking, situated in a central position in Bristol.

The Printworks is an old factory building first established in 1880 which is undergoing significant redevelopment to provide 31 new industrial units. The units benefit from small mezzanines providing an office, kitchen and wc, which can be extended if required. The units sub 9,000ft² benefit from an internal height of circa 8m and the larger units have an internal height of circa 17m. 3-Phase electricity is also available if required and parking is provided for all of the units and additional parking is readily available if required. A large on-site café is also proposed.

The units are offered for sale on a long leasehold basis and with vacant possession, and to let on an internal repairing and insuring basis, subject to estate service charge.

LOCATION

Situated in a central location to the east of Fishponds Trading Estate, providing easy access to the M32.

VAT

The site is opted for VAT and therefore VAT will be applicable to the rents and sales prices.

BUSINESS RATES

The units are yet to be assessed for Business Rates.

ENERGY PERFORMANCE CERTIFICATES

To be confirmed.
Unit 16-Unit 20: Rating D

FLOOR PLAN

The floor plans and Schedule of Areas are provided for indicative purposes only and should not be relied on.

TENANT APPLICATION FEE

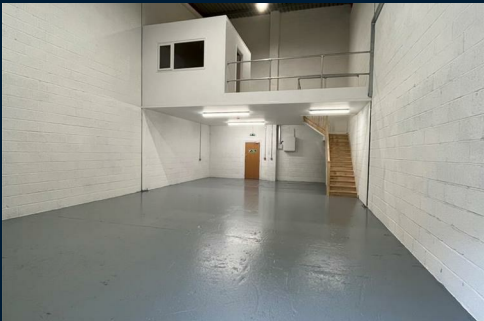
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

LEASE DETAILS

The units are available to let on an internal repairing and insuring basis, subject to estate service charge. Quotes for the service charge are currently being obtained and further details are available on request.
Each party to incur their own respective legal fees.

VIEWINGS

Strictly by appointment with Maggs & Allen and their joint agents Lambert Smith Hampton.



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.