



MAGGS & ALLEN

MEAD COURT COOPER ROAD
THORNBURY, BRISTOL, BS35 3UW

Asking Price £220,000

- Light industrial unit
- Currently arranged as offices
- Approximately 1,545 sq ft
- Designated parking



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

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

A well presented industrial unit extending to approximately 1,545 sq ft, currently configured predominantly as open plan office accommodation with a partitioned meeting room. The property benefits from gas central heating, broadband connectivity, and 5 allocated parking spaces.

Whilst presently fitted out as offices, we understand there is potential to reinstate the unit for industrial use, subject to the installation of a roller shutter door and any consents required.

There is also scope to create additional first-floor space by extending the existing storage area.

LOCATION

Situated on Cooper Road in Thornbury, the property benefits from convenient access to the motorway network, with Junction 16 of the M5 located approximately a 20 minute drive away.

TENURE

We understand the property is to be sold on a long leasehold basis, with approximately 87 years remaining. There is a peppercorn ground rent plus service charge (£1,596 for 2026 which includes the building insurance premium). To be sold with vacant possession.

OUTSIDE

Allocated parking to the front for 5 vehicles.

BUSINESS RATES

The rateable value with effect from 2026 is £15,750.

The rateable value for 3 parking spaces with effect from 2026 is £1,950.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: D (valid until November 2034)

FLOOR PLAN

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

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

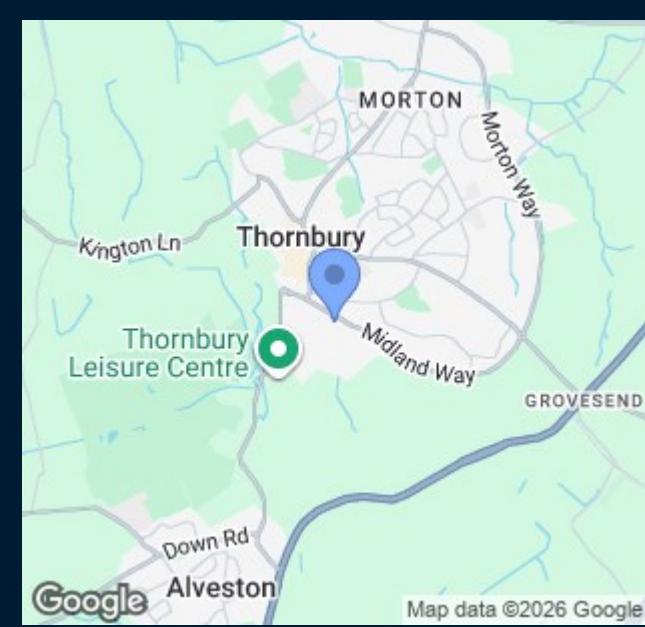
VIEWINGS

By appointment with Maggs & Allen.

CONTROL OF ASBESTOS REGULATIONS

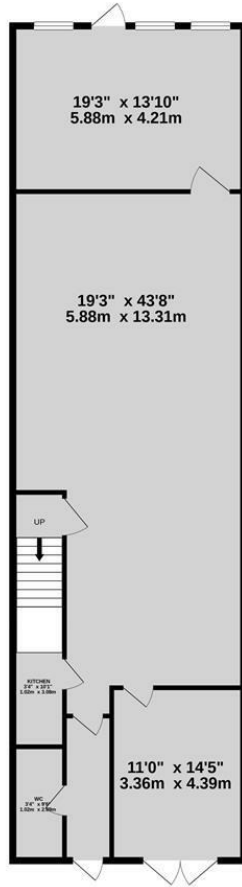
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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



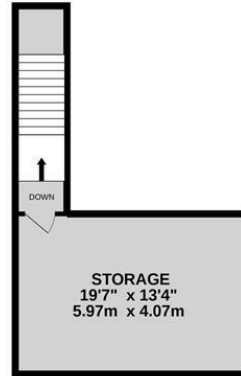


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GROUND FLOOR
1341 sq.ft. (124.5 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1673 sq.ft. (155.4 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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