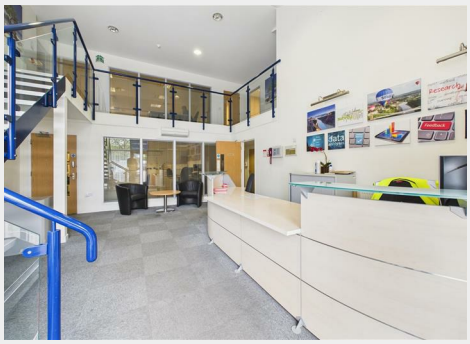
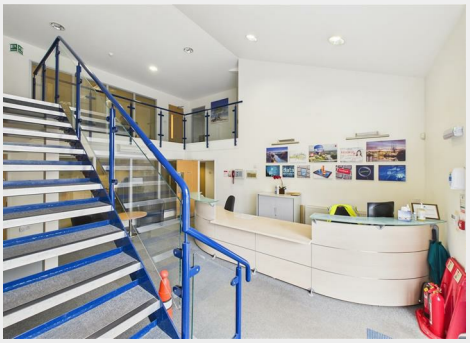
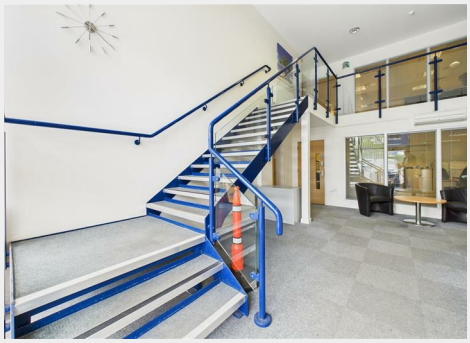
Units 4 and 5, Mead Court Cooper Road, Thornbury, Bristol,

Auction Guide Price +++ £375,000







- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 15TH OCTOBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- OCTOBER LIVE ONLINE AUCTION
- LEASEHOLD COMMERCIAL
- 8596 Sq Ft OFFICE | 20 CAR PARKING SPACES
- REDUCED | WAS £525,000 | £57k pa
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – Leasehold COMMERCIAL | OFFICE (8596 Sq Ft) with 20 PARKING SPACES located within a popular BUSINESS PARK – Reduced | Was £525k | Scope for £57k pa

Units 4 and 5, Mead Court Cooper Road, Thornbury, Bristol, BS35 3UW

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Units 4 & 5 Mead Court, Cooper Road, Thornbury, Bristol BS35 3UW

Lot Number 39

The Live Online Auction is on Wednesday 15th October 2025 @ 17:30
Registration Deadline is on Monday 13th October 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

JOINT AGENTS

Burston Cook

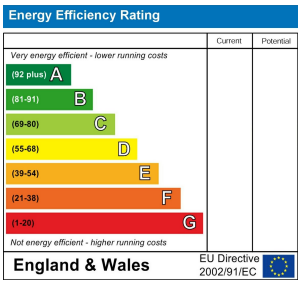
THE PROPERTY

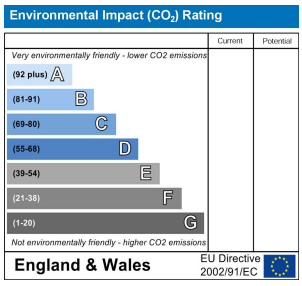
The leasehold property comprises two terraced industrial units (8596 Sq Ft) with profile sheet clad elevations and metal frame window units. The property was originally constructed for use as two separate industrial units and was subsequently interlinked and converted to provide office accommodation over ground floor with the addition of a mezzanine/first floor which has also been fitted as office accommodation. Access to the building is by way of a pedestrian door to the front elevation which leads into a reception area. There is also a pedestrian fire exit to the rear of the building as well as further fire exits to the front elevation and upstairs on the side elevation.
The ground floor provides reception area, various offices and training rooms, male and female WCs on both sides of the building, kitchen facilities, shower room, plant room, a disabled lift and a disabled toilet. There are three staircases across the two buildings providing access to the mezzanine/ first floor accommodation with the first floor providing various office and training rooms and kitchen facilities. The roof is fitted with solar PV panels.
There are 20 allocated car parking spaces to the front of the property.
Sold with vacant possession.

Tenure - Long Leasehold of 125 years (less the last ten days) from 24 June 1988.
Rent - A peppercorn
Service Charge - Unit 4: £2425.16 pa | Unit 5: £2425.16 pa
Rateable Value - In accordance with the Valuation Office Agency, the property has the following designation: £68,000
EPC - Unit 4 - C | Unit 5 - C
Planning - Use Class E – suitable for a wide range of uses (subject to any relevant consents).
VAT - We understand that the property is NOT elected for VAT.

Floor plan

EPC Chart





hollis morgan

9 Waterloo Street
Clifton
Bristol
BS8 4BT
Tel: 0117 973 6565
Email: post@hollismorgan.co.uk
www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Auction Property Details Disclaimer

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