

Douglas Road Industrial Park Kingswood BS15 8PD

£22,500 Per Annum

marktemppler

COMMERCIAL, LAND & DEVELOPMENT





PROPERTY TYPE

Industrial Unit



HOW BIG

2185.00 sq ft



WARMTH

Electric



PARKING

Six Spaces



BUSINESS RATEABLE VALUE

£13,500 from 1st April 2026



EPC RATING

D 95

A lock-up light industrial workshop ideally suited to a wide range of growing businesses. The unit is positioned within a private, secure courtyard setting alongside other established commercial occupiers.

The premises offers an open-plan ground floor extending to approximately 2,185 sq ft, incorporating a self-contained office. In addition, there is a useful first-floor mezzanine level of approximately 300 sq ft, accessed via a staircase from the main warehouse area.

Externally, the property benefits from six allocated parking spaces positioned directly to the front of the building.

Douglas Road Industrial Business Park is a modern and well-located development within East Bristol. The nearby outer ring road provides excellent access to the M4 and M5 motorway networks, as well as convenient links to Keynsham, South Bristol and Bath.

Premises of this size and configuration are rarely available and will suit a variety of uses. Early viewing is strongly recommended.

EPC = D 95



**VAT** Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase or rental. We recommend that prospective purchasers or lessees establish the VAT implications before entering into any agreement.

**Services** We are advised that mains electricity, water and sewerage are connected to the premises. We confirm we have not tested any of the service installations, and any occupier must satisfy themselves independently as to the state and condition of such items.

**Terms** The premises are offered by way of a commercial lease details of which are available upon request.

**Rates** Interested parties should make their own enquiries with the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment

**References** Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Single tenant application fee £295 and £200 for every applicant on the same tenancy thereafter.

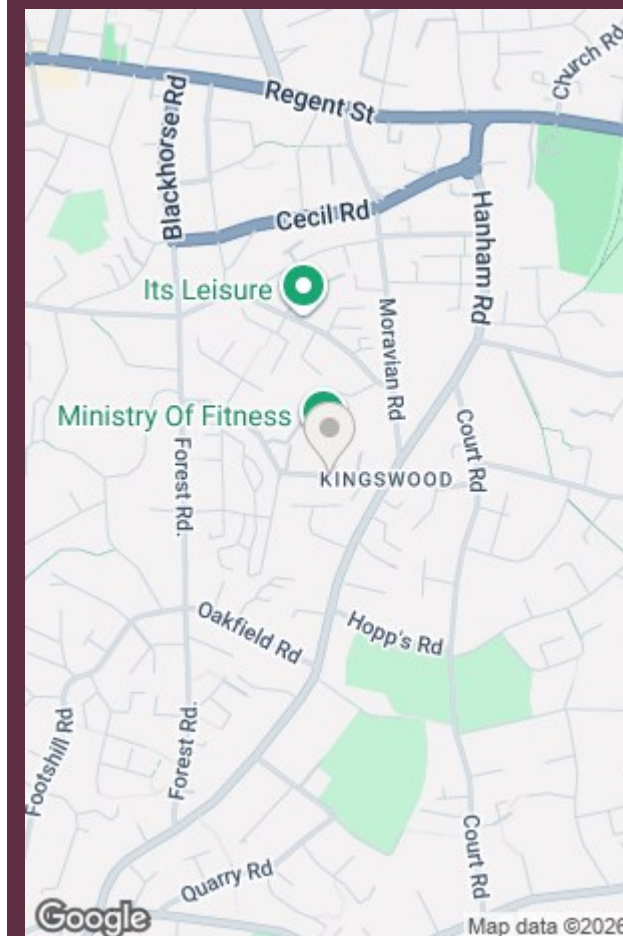
Should a guarantor be required an additional application fee of £90

**Rental Deposit** Prospective occupiers may be required to provide a rental deposit.

**Legal Costs** All parties are to pay their legal costs.

**Asbestos Regulations**, It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Mark Templer commercial sales and lettings Commercial, Land and Development and accordingly we recommend you obtain advice from a specialist source

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Referral fee £255 + VAT. All referral fees are included within any quotes provided by the named companies.



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