Industrial| Freeholds For Sale / For Lease

CBRE

Units at Avon Valley Business Park

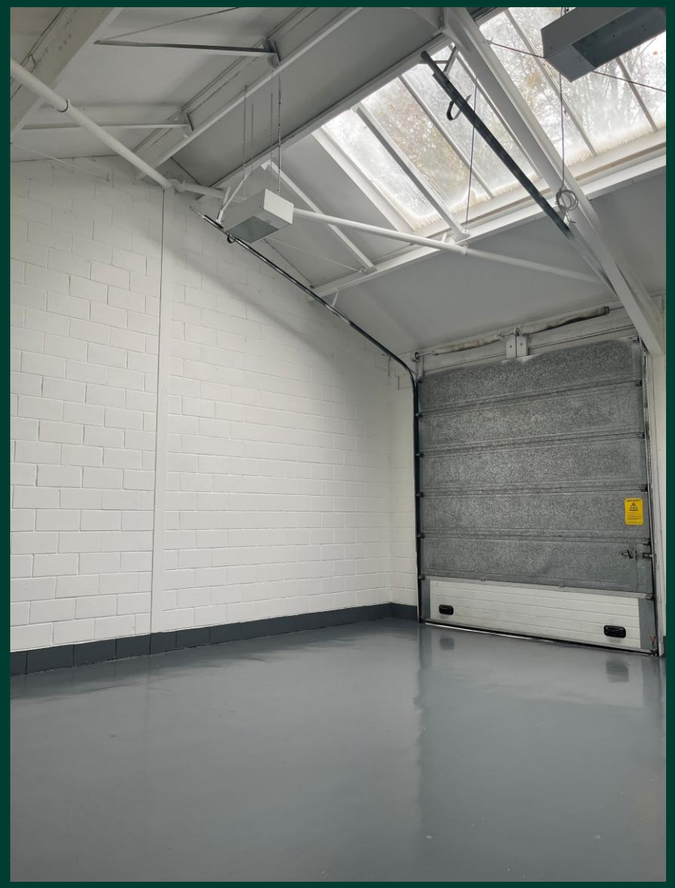
LIGHT INDUSTRIAL / STORAGE UNITS

Chapel Way
Off St Anne's Road
St Anne's
Bristol
BS4 4EU

795 – 3,175 sq ft (73.86 – 294.96 sq m)

- Refurbished light industrial / storage units.
- End or mid-terrace unit options.
- Available individually or combined.
- Rare opportunity to purchase a City Centre light industrial unit.
- Lease options also available.
- Each unit with office / reception room, disabled WC and kitchenette.
- Demised forecourt providing dedicated car parking and loading apron.
- Situated within a low density, multi-tenanted City Centre business park in a green urban environment.
- Well located to service South, East and Central Bristol.
- Approximately 1 mile from A4 Bath Road, connecting Bristol to Bath.





CONTACT US

PHILIP CRANSTONE
Senior Director
+44 (0)7717 587 726
philip.cranstone@cbre.com

TAYLOR BATEMAN
Apprentice Surveyor
+44 (0)7353 897 712
taylor.bateman@cbre.com

CBRE OFFICES
First Floor, EQ Bristol
111 Victoria Street,
Redcliffe, Bristol
BS1 6AX

Industrial| Freeholds For Sale / For Lease

Units at Avon Valley Business Park

Chapel Way
Off St Anne's Road
St Anne's
Bristol
BS4 4EU

PROPERTY OVERVIEW

DESCRIPTION

- Refurbished light industrial / storage units.
- End or mid-terrace unit options, available individually or combined.
- Rare opportunity to purchase a City Centre light industrial unit.
- Lease options also available.
- Steel portal frame construction with brick clad elevations.
- 4.2m eaves height.
- Pitched tiled roof with 10% translucent roof lights.
- Each unit with office / reception room, disabled WC and kitchenette.
- Each unit benefits from one ground level loading door.
- Demised forecourt providing dedicated car parking and loading apron.



Artificially enhanced image

SERVICES

We understand that mains services are available to the units and include water, drainage, and electricity. Gas is available to each unit, with meters already installed in some of the units.

Industrial| Freeholds For Sale / For Lease

Units at Avon Valley Business Park

Chapel Way
Off St Anne's Road
St Anne's
Bristol
BS4 4EU

PROPERTY OVERVIEW:


Artificially enhanced image

ACCOMMODATION

The units have been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a Gross Internal Area (GIA) basis as follows:

Unit No:	RV	EPC Rating	SQ M (Ground Floor)	SQ FT (Ground Floor)	SQ M (Mezz / First Floor)	SQ FT (Mezz / First Floor)	Total GIA (SQ M)	Total GIA (SQ FT)
Unit 11	**LET**							
Unit 12	£15,000	B-49	90.58	975	N/A	N/A	**90.58**	**975**
Unit 13	£13,750	B-28	102.19	1,100	N/A	N/A	**102.19**	**1,100**
Unit 14	£13,000	TBC	102.19	1,100	N/A	N/A	**102.19**	**1,100**
Unit 15	**LET**							
Unit 16	£12,000	TBC	73.86	795	N/A	N/A	**73.86**	**795**
Unit 17	£15,500	C-61	93.74	1,009	20.53	221	**114.27**	**1,230**
Unit 18	£15,750	TBC	93.83	1,010	N/A	N/A	**93.83**	**1,010**
Unit 19	**LET**							
UNITS AVAILABLE INDIVIDUALLY OR COMBINED FROM 795 – 3,175 sq ft (73.86 – 294.96 sq m)								

Industrial| Freeholds For Sale / For Lease

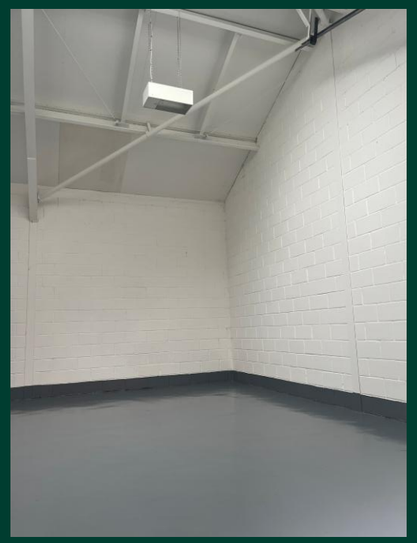
Units at Avon Valley Business Park

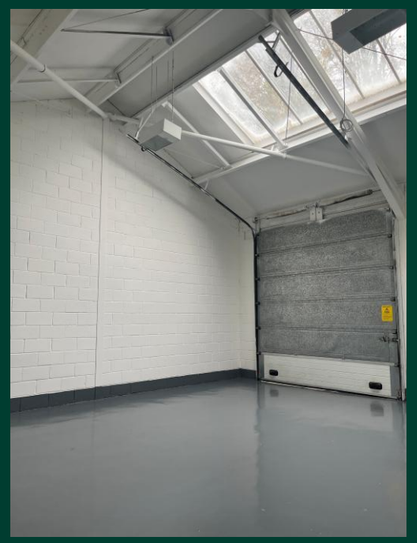
Chapel Way
Off St Anne's Road
St Anne's
Bristol
BS4 4EU

PROPERTY OVERVIEW:





















Units at Avon Valley Business Park

Chapel Way
Off St Anne's Road
St Anne's
Bristol
BS4 4EU

FURTHER INFORMATION

PLANNING
The units have previously been used for a variety of Light Industrial and Storage uses, and would be suitable for Class E Commercial, Business, & Service Uses, or Class B2 Industrial Processes and Class B8 Storage and Distribution purposes, subject to any necessary consents.

Interested parties are advised to make their own enquiries with the Local Planning Authority in respect of the current permitted and proposed use.

RATEABLE VALUE
The units have each been assessed as Workshop and Premises and provided with individual Rateable Value (RV) assessments for the purposes of calculating the Business Rates payable, with assessments provided in the Accommodation schedule on Page 3. To calculate the Business Rates payable, the RV is to be multiplied by the Uniform Business Rates (UBR) multiplier for the current year.

Interested parties are advised to make their own enquiries of the Local Rating Authority for further information based on their own individual circumstances.

ENERGY PERFORMANCE
The units have been given varying Energy Performance Certificate's (EPC's), with ratings provided in the Accommodation schedule on Page 3. Full EPC's are available upon request.

TENURE
The units are available individually or combined, by way of the sale of Freehold interests. Alternatively, new Full Repairing and Insuring (FRI) leases would be considered on a case by case basis, for a term of years to be agreed, subject to status.

PRICE / RENT
Available upon application.

ESTATE SERVICE CHARGE
An Estate Service Charge and Building Insurance will be payable, towards the management and maintenance of the common parts of the Estate.

VAT
All figures are quoted exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS
Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING
The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

Industrial| Freeholds For Sale / For Lease

Chapel Way
Off St Anne's Road
St Anne's
Bristol
BS4 4EU

Units at Avon Valley Business Park

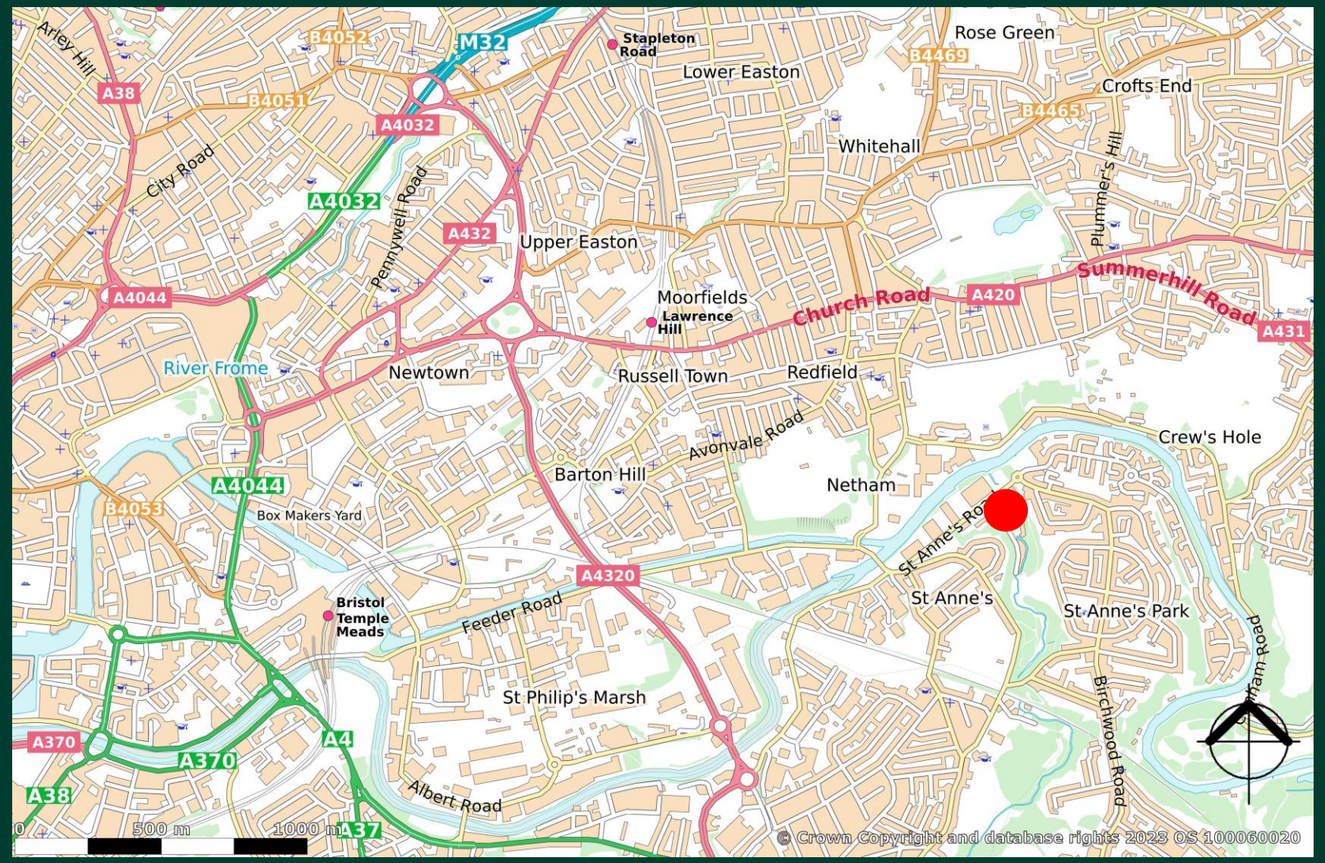
LOCATION BS4 4EU

SITUATION

- Central Bristol location.
- Situated within a low density, multi tenanted City Centre business park in a green urban environment.
- Well located to service South, East and Central Bristol.
- Approximately 1 mile from A4 Bath Road, connecting Bristol to Bath.

TRAVEL DISTANCES

- A4 Bath Road – 1.20 miles (1.93 km)
- Bristol Temple Meads Station – 2.3 miles (3.7 km)
- Junction 3 of the M32 Motorway – 3 miles (4.83 km)
- Bristol City Centre – 2.40 miles (3.86 km)
- A4174 Avon Ring Road – 3.50 miles (5.63 km)
- Junction 19 of the M4 motorway – 6.90 miles (11.10 km)
- Junction 16 of the M5 motorway – 9.40 miles (15.13 km)



CONTACT US

PHILIP CRANSTONE
Senior Director
+44 (0)7717 587 726
philip.cranstone@cbre.com

TAYLOR BATEMAN
Apprentice Surveyor
+44(0)7353 897 712
taylor.bateman@cbre.com

CBRE OFFICES
First Floor, EQ Bristol
111 Victoria Street,
Redcliffe, Bristol
BS1 6AX

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. November 2026.

www.cbre.com