



Unit 28A The Printworks, Foundry Lane, Bristol BS5 7UZ

TO LET

High Quality Industrial Unit

**3,504 Sq Ft
(326 Sq M)**

DESCRIPTION

'The Printworks' industrial estate comprises of self contained units constructed within the footprint of an old factory building, first established in 1880 for paper manufacturing equipment. The unit is to be refurbished to a specification and will include a small office, kitchenette, toilet and storage mezzanine.

Images within are indicative images of the unit in refurbished condition

- ✓ High quality refurbished development
- ✓ Internal clear height of c. 6.3m, max height c. 7m.
- ✓ Allocated occupier and visitor parking
- ✓ Close proximity to the M32 and Bristol City Centre
- ✓ On-site café
- ✓ 24/7 access and occupation

LOCATION

The property is located in an established industrial area just east of Fishponds Trading Estate, approximately 1.5 miles from Junction 2 of the M32 providing access to both Bristol City Centre and the M4.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	3,504	326

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

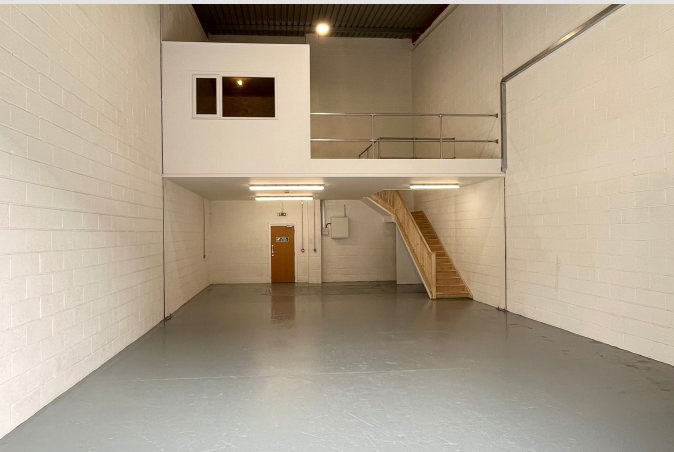
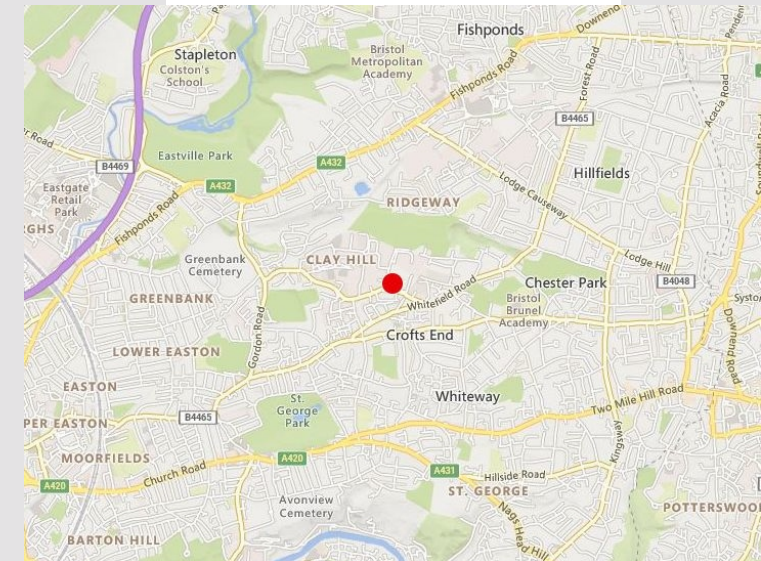
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

A New Full Repairing and Insuring Lease for a Term to be agreed. The lease will be direct with the Landlord.

EPC

EPC report is available upon request.



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Regulated by RICS 18-May-2026

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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