

FREEHOLD SITE SALE
2.07 ACRES



ALTITUDE
INVESTMENTS

RARE CITY CENTRE SITE

GATTON ROAD, BRISTOL, BS2 9SH

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Summary

- Rare strategic central site close to Bristol city centre
- Adjoins M32 providing excellent motorway connections to M4/M5
- Secure site of 2.07 acres (0.84 hectares)
- **4,632 sq ft (430.32sq m) GIA of industrial and office accommodation**
- Low site coverage of only 5%
- **Freehold**
- Previous occupier held an Environment Agency Waste Permit for up to 75,000 tonnes.
- Seeking offers of **£1,750,000 (One Million Seven Hundred and Fifty Thousand Pounds)** subject to contract.



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Location

Bristol is the fifth largest city in the UK and is the regional capital of the southwest with a population of approximately 480,000. The city has excellent communication links being located at the intersection of the M4/M5 motorways which provide easy access to London, Birmingham, the southwest and South

Bristol is the UK's largest banking, insurance and financial services centre outside of London. In addition, the city has a worldwide reputation in the aerospace and defence industries including the MOD Procurement centre at Filton, Airbus, Rolls-Royce and Babcock, who are all located in North Bristol.

Bristol is served by two major railway stations, Temple Meads and Bristol Parkway which provide frequent direct rail links to the whole of the UK. Bristol Parkway station provides direct rail services to London Paddington with a fastest journey time of 1 hr and 15 minutes. Bristol International Airport lies 8 miles south of the city centre and offers direct flights to over 123 destinations.



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Situation

The property is positioned circa 1.5 miles north-east of the city centre, within one of the city's established commercial estates in the district of St Werburgh's. Gatton Road runs parallel to the M32 Motorway and benefits from near direct access to Junction 3, which in turn links to the M4 and M5 Motorways.

Gatton Rd is an established industrial location with a mixture of warehousing and sites nearby. The subject property is located on the north-western side of Gatton Road. The area is ideal for a range of occupiers who benefit from both easy national road access together with dense urban population of Bristol. The site offers potential for continued use or repositioning, subject to the necessary planning consents. There is a real lack of city centre sites of this size and quality in central Bristol.

Nearby occupiers include IKEA, Jewson, Halfords, KFC, Tesco and Dainton Self Storage.

Description

The subject property provides a rare secure self-contained site, which was a former recycling/waste management facility formerly run by Sims Group UK Ltd. This total site extends to 2.07 acres (0.84 hectares) and is accessed via secure gates from Gatton Rd to the south-west.

The security entrance allows direct access to a concreted surfaced yard, with a two storey weighbridge and associated offices close to the entrance. The site includes two further warehouses, one of which is open sided and fronts onto the main yard area.

The remainder of the site incorporates a high load bearing concrete yard suitable for a wide range of storage uses. This area also provides an opportunity for further development subject to usual planning constraints.



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Accommodation

The property provides a total of 430.32 sq m (4,632sq ft) (GIA) of industrial and office accommodation as set out below;

	GIA Sqm	GIA Sqft
Warehouse	167.04	1,798
Site Office	58.90	634
Open Sided Warehouse	204.38	2,200
Total	430.32	4,632

Site Area

The site extends to approximately 2.068 acres (0.837 hectares). This gives a low site coverage of only 5.14% overall.

Services

The site benefits from electric, water and gas supplies.

Tenure

Freehold under title number BL54653

Environmental Permit

The former occupier (Sims Group UK Ltd) were provided an Environment Agency waste permit with a capacity of 75,000 tonnes per annum. This permit is no longer active, and any purchaser would need to make their own enquiries of the Environment Agency to reapply.



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Rateable Value

The current Rateable Value as of 01/04/26 is £84,500. All parties to make their own enquiries regarding rates payable.

EPC

The property has an Energy Performance Rating of C74. Further information is available upon request

Planning

All parties should make their own enquiries to the Planning Department of Bristol City Council. Tel 0117 9223000 or www.bristol.gov.uk

VAT

The Property has been elected for VAT and the purchase price is exclusive of any VAT that may be chargeable.

AML

The purchaser will be required to satisfy the vendor's and Altitude Investment's AML checks and requirements.

Proposal

We are instructed to seek offers for the freehold interest of **£1,750,000 (One Million Seven Hundred and Fifty Thousand Pounds)** subject to contract and exclusive of VAT.

Further Information

For further information, please contact the sole agents:



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