

An aerial photograph of a residential area in Bristol, UK. A large, long, red-brick industrial building with a flat roof and skylights runs diagonally across the middle of the frame. To the right of the building is a residential street with rows of terraced houses. The area is surrounded by lush green trees, some with autumn-colored foliage. A large orange and grey geometric graphic is overlaid on the left side of the image.

# UNITS 11-19

# AXONLEY

## BUSINESS PARK

Opportunity to Purchase Multi-Let Industrial  
Investment in Bristol City Centre.



Hartnell  
Taylor Cook



OX

## INVESTMENT SUMMARY

- Opportunity to acquire a city centre **multi-let industrial investment**.
- Comprises **9,209 sq ft**, across 9 terraced units.
- 999-year long leasehold, at a peppercorn.
- Strategically located off St Anne's Road, just **2.5 miles from Bristol City Centre**
- Multi-let to 5 tenants with 4 vacant units.
- Total passing rent of £30,820 per annum, equating to a **low average rent of £8.11 per sq ft**.
- **Underpinned by vacant possession value.**

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We are instructed to seek offers in excess of **£1,400,000** (One Million Four Hundred Thousand Pounds) subject to contract and exclusive of VAT (assuming purchasers' costs of 6.05%). A purchase at this level reflects a **capital value of £152 per sq ft**.

■ UNITS 11-19 AVON VALLEY BUSINESS PARK,  
CHAPEL WAY, BRISTOL BS4 4EU | FOR SALE



# BRISTOL BENEFITS FROM EXCELLENT TRANSPORT CONNECTIVITY.

## LOCATION

Bristol is ranked the 5th largest conurbation in the UK and capital of the South West of England. As of the 2021 Census, Bristol's population reached approximately 465,000, reflecting a steady increase of 8% over the past decade, outpacing both the South West (7.8%) and England (6.6%) during this period.

The city continues to attract residents and businesses, driven by its strong infrastructure, vibrant cultural scene, and a dynamic economy with an emphasis on aerospace, tech, digital media, the creative industries and education.

The 2025 Local Economic Assessment from the Bristol and West of England Business Growth Unit reports that the city is home to over 40,000 businesses, contributing £13 billion in Gross Value Added (GVA), making it one of the top economic contributors outside of London with major employers such as Airbus, GKN and Rolls-Royce



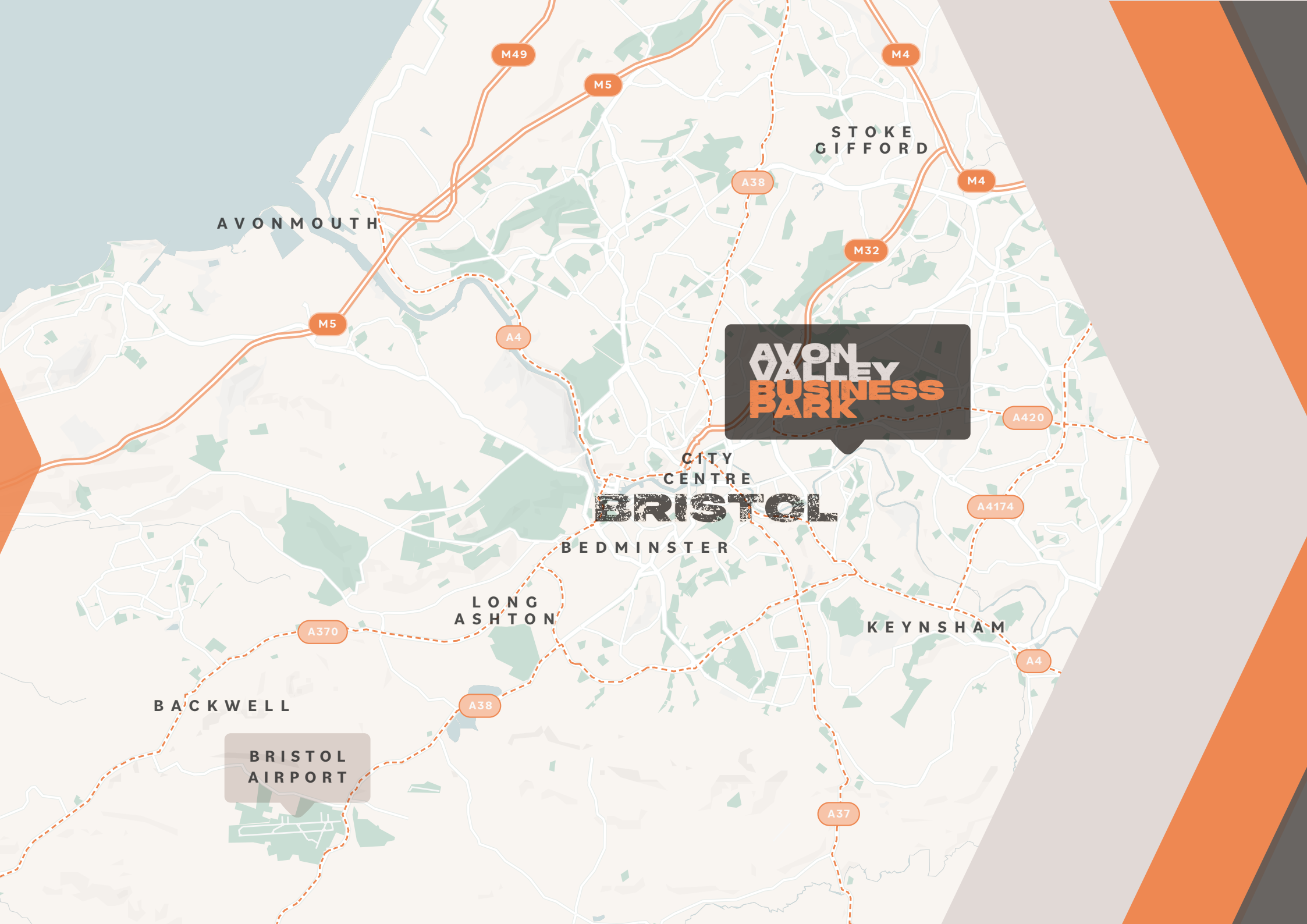
Bristol Temple Meads Railway Station, located on the Great Western Main Line, offers direct high-speed services to London Paddington in just 1 hour 40 minutes, with additional connections to the South West, South Wales, and the Midlands.



The city sits at the intersection of the M4 and M5 motorways, providing easy access to London, the West Midlands, and South Wales.



Bristol is also served by Bristol Airport, just 8 miles from the city centre, with frequent domestic and international flights to destinations across Europe, the Middle East, and beyond.



AVONMOUTH

STOKE  
GIFFORD

AXONLEY  
BUSINESS  
PARK

CITY  
CENTRE

BRISTOL

BEDMINSTER

LONG  
ASHTON

KEYNSHAM

BACKWELL

BRISTOL  
AIRPORT



## SITUATION

The property is located on Chapel Way, off St Anne's Road within a well-established and thriving industrial and trade hub in the East Bristol area, just over 2 miles from Bristol City Centre.

The location benefits from excellent connectivity and forms part of a strategic industrial cluster, alongside other notable estates in St. Philips including, Merchants Trade Park, Kings Business Park, Avonside Industrial Park and Eldon Wall Trading Estate.

The area is home to a diverse range of businesses spanning logistics, manufacturing, and trade counter operations. Key occupiers in the vicinity include Carpet & Flooring, Provincial Rubber, Taylor Bros, Gas World and Rocket Padel.

Chapel Way is ideally positioned, being just 1.5 miles south of J3 of the M32 and only 2.5 miles from J18 of the M5, providing direct links to the M4 and M5 motorways. The estate is situated close to major arterial roads, including the A4 (Bath Road) and A37, ensuring excellent connectivity to Bristol and Bath.

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**THE PROPERTY  
COMPRISES A TERRACE  
OF 9 INDUSTRIAL UNITS  
OF STEEL PORTAL FRAME  
CONSTRUCTION WITH  
BRICK AND BLOCKWORK  
ELEVATIONS BENEATH  
A PITCHED TILED ROOF.  
UNITS RANGE FROM  
784-1,263 SQ FT.**

Each unit benefits from the below specification:



Ground floor offices



Kitchenette



WC's



Single up & over door



3-phase electricity



Pedestrian entrance



Dedicated forecourt parking

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## TENANCY SCHEDULE

The property is let to 5 tenants, producing a total income of £30,820 per annum equating to a low average passing rent of £8.11 per sq ft. 4 of the units are currently vacant.

Lease documentation is available in the data room.

| UNIT    | TENANT                        | AREA (SQFT)* | LEASE START | LEASE      | PASSING RENT   | PASSINT RENT/SQFT | ERV             | ERV/ SQFT | COMMENT                                                    |
|---------|-------------------------------|--------------|-------------|------------|----------------|-------------------|-----------------|-----------|------------------------------------------------------------|
| Unit 11 | Momo Bar Ltd                  | 784          | 23/06/2021  | 22/06/2026 | £6,700         | £8.55             | £11,760         | £15.00    |                                                            |
| Unit 12 | Vacant                        | 944          | -           |            | -              | -                 | £14,160         | £15.00    |                                                            |
| Unit 13 | Vacant                        | 1,105        | -           |            | -              | -                 | £16,575         | £15.00    |                                                            |
| Unit 14 | Stonehill Furniture           | 1,263        | -           |            | -              | -                 | £18,945         | £15.00    | Currently sublet to Urbane Eco Ltd. Terms to be confirmed. |
| Unit 15 | Urbane Eco Ltd [Holding Over] | 1,008        | 24/06/2015  | 23/06/2020 | £7,000         | £6.94             | £15,120         | £15.00    |                                                            |
| Unit 16 | Vacant                        | 1,090        | -           |            | -              | -                 | £16,350         | £15.00    |                                                            |
| Unit 17 | Vacant                        | 1,007        | -           |            | -              | -                 | £15,105         | £15.00    |                                                            |
| Unit 18 | R Hill and C Notaro           | 1,005        | 12/11/2025  | 11/05/2026 | £9,120         | £9.07             | £15,075         | £15.00    | Schedule of Condition attached.                            |
| Unit 19 | V Auto Services               | 1,003        | 12/11/2025  |            | £8,000         | £7.98             | £15,045         | £15.00    | Proposed 5 year lease renewal. HOTS to be agreed.          |
|         |                               | <b>9,209</b> |             |            | <b>£30,820</b> | <b>£8.11</b>      | <b>£138,135</b> |           |                                                            |

\*The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and has the following approximate total Gross Internal Floor Area.

## TENURE

The property will be sold on a new 999-year long leasehold basis from completion, at a peppercorn rent.



# OCCUPATIONAL ACTIVITY

Bristol is the principal commercial centre in the South West, with an established industrial heritage as a manufacturing location for Aviation and Aerospace, Defence as well as a hub for storage and distribution.

Bristol’s industrial market continues to perform well throughout 2025. Rents have continued to rise with smaller units close to the city centre letting at £17+ per sq ft and refurbished and second hand buildings letting at £14- £16 per sq ft depending on size and location. Rents in Bristol have grown by 10.3% p.a. over the last five years (2020-2024), stronger than the UK average.

Industrial supply in Bristol City Centre is limited with a number of existing sites being allocated for higher value alternative use schemes which is anticipated to decrease supply in the coming years, however demand has remained high due to its strategic location outside the Bristol Clean Air Zone and proximity to Bristol City Centre and transport communications.

# LEASEHOLD COMPARABLES

| ADRESS                                                                   | TENANT                        | RATE<br>PER SQFT | SIZE  | DATE    | LEASE<br>LENGTH |
|--------------------------------------------------------------------------|-------------------------------|------------------|-------|---------|-----------------|
| Unit 9 Riverside Business Centre,<br>St Annes, Bristol, BS4 4ED          | Private<br>individual         | £13.67           | 1,317 | Q1 2025 | 5 Year Lease    |
| Unit 3 Minto Road Industrial<br>Estate, Bristol, BS2 9YW                 | First Industrial<br>Tyres Ltd | £17.10           | 1,082 | Q2 2024 | 5 Year Lease    |
| Glenmore Business Park, Broomhill<br>Road, Brislington, Bristol, BS4 5RG | Caddy Windows                 | £17.00           | 2,100 | Q4 2024 | 5 Year Lease    |
| Unit 3B, South Bristol, Trade Park,<br>Winterstoke Road, Bristol BS3 2LD | Screwfix Direct               | £16.00           | 2,300 | Q3 2024 | 10 Year Lease   |



## ASSET MANAGEMENT INCENTIVES

- Refurbish and let the vacant units at increased rents
- Agree formal leases on the leases currently holding over
- Break-up and sell off the units to owner occupiers

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**C&V AUTO SERVICES**  
Servicing - Repairs - Electrical  
Computerised Engine Specialist  
Tel: 0117 615 615

FRAM  
Oil Filter

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## FURTHER INFORMATION

### V A T

We understand the property is not elected for VAT

### E P C

A schedule of EPC's and recommendation reports are available upon request.

### D A T A   R O O M

Access to the data room is available upon request.

### A N T I - M O N E Y   L A U N D E R I N G

In accordance with the current Anti Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

### P R O P O S A L

We are instructed to seek offers in excess of **£1,400,000** (One Million Four Hundred Thousand Pounds) subject to contract and exclusive of VAT (assuming purchasers' costs of 6.05%). **A purchase at this level reflects a capital value of £152 per sq ft.**

**Conditions under which these particulars are issued:** All details in these particulars are given in good faith, but Hartnell Taylor Cook LLP for themselves and the Vendors/ Lessors of this property for whom they act give notice that:- 1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Hartnell Taylor Cook LLP have no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Hartnell Taylor Cook LLP, for themselves or for the Vendors/Lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. 4. The Vendors/Lessors do not make, give or imply, nor do Hartnell Taylor Cook LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property. The statement does not affect any potential liability under the Property Misdescriptions Act 1991. 5. The successful purchaser will be required to provide the usual information to satisfy the ANTI MONEY LAUNDERING requirements when Heads of Terms are agreed.

## UNITS 11-19 OXONLEY BUSINESS PARK

## CONTACT

For further information, or to arrange an inspection, please contact:

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