Hartnell Taylor Cook

TO LET

Old Brewery Business Park

Lodway, Bristol, BS20 0DH

Refurbished, self contained office accommodation within the sought after village of Pill

710 to 1,243 sq ft

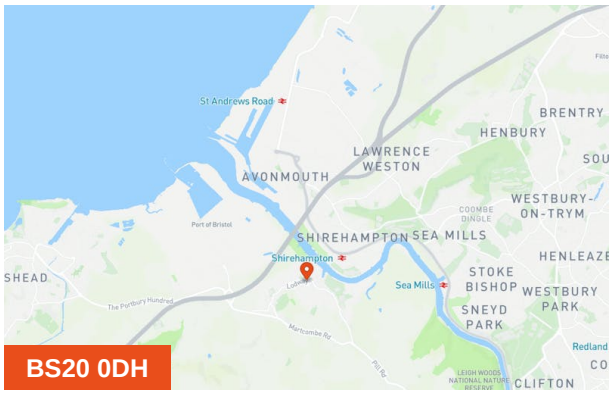
(65.96 to 115.48 sq m)

- Refurbished to a high standard
- Dedicated on site car parking for tenants and visitors
- New fully fitted gym exclusive to tenants
- Self-contained office accommodation
- Air conditioning
- Opportunity to install EV charging points

Old Brewery Business Park, Lodway, Bristol, BS20 0DH

Summary

Available Size	710 to 1,243 sq ft
Rent	£15.50 per sq ft
Rates Payable	£6.42 per sq ft
Rateable Value	£16,000
Service Charge	£7.45 per sq ft Utilities included
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (68)



Description

The Forge offers a recently refurbished, self contained office building with a mezzanine floor to provide two floors of good quality accommodation. There is a newly fitted kitchen and meeting room on the ground floor with WCs within the building.

The site benefits from a new, fully fitted gym and showers available solely for tenants of the building. There is dedicated parking for tenants and visitor parking on site. There is the opportunity to install EV charging points outside the building.

Location

The Forge sits in a central position in The Old Brewery Business Park which is in a desirable and highly accessible location within Pill. The city of Bristol is only 5 miles away and provides great connectivity options to Portishead, Avonmouth and the M5 motorway network. The highly sought after area of Clifton is a short drive away and will appeal to businesses seeking proximity to the City.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Suite	1,243	115.48	Available
Suite - Top Floor, The Malt House	710	65.96	Available
Total	**1,953**	**181.44**	

Viewings

Viewings are to be arranged via Hartnell Taylor Cook, or our joint agents, Burston Cook.

Viewing & Further Information

Freddie Myatt
0117 923 9234 | 07385 045218
Freddie.Myatt@htc.uk.com

Natalie Bennett
0117 946 4534 | 07799 773808
natalie.bennett@htc.uk.com

Chris Grazier
0117 923 9234 | 07788 105 578
chris.grazier@htc.uk.com

Hartnell Taylor Cook LLP is a Limited Liability Partnership registered in England and Wales OC 313211 and is regulated by the RICS. Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, give notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the instance or otherwise of any noxious substance. Generated on 23/09/2025