TO LET: TRADE COUNTER/WAREHOUSE & SECURE YARD, Bristol – UNDER REFURBISHMENT

alder king
PROPERTY CONSULTANTS

TO LET:

TRADE COUNTER/ WAREHOUSE AND SECURE YARD

32 Albert Road
St Philips
Bristol
BS2 0XA

8,413 SQ FT (781.63 SQ M)

on

0.46 acres

Albert Road, St Philips, Bristol BS2 0XA

Location

The property is located on Albert Road, St Philips, the largest industrial area within the City boundary. The property is approximately 1 mile from the City Centre, and within 1.5miles of Junction 3 of the M32.

Description

The property comprises trade counter, two storey office building and separate warehouse with a secure yard.

The property is currently under refurbishment and a schedule of works o be undertaken can be made available upon request.

Accommodation

All measurements are approximate Gross Internal Areas.

Area Outlined Red	Sq ft	Sq m
Trade counter/office	2,840	263.84
Warehouse	5,573	517.79
TOTAL	**8,413**	**781.63**
Plot area	0.46 acres	

Lease

The accommodation is offered by way of a new full repairing and insuring lease for a term of years to be agreed to incorporate five yearly upward only rent review to be drafted outside the security of tenure provisions of the 1954 Landlord & Tenant Act

Rent

Upon application

Legal Costs

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

Business Rates

The property is described as:

Warehouse and Premises

Rateable Value—£25,750

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

All interested parties should make their own enquiries to the Planning Department of Bristol City Council. Tel: 0117 922 2000 or www.bristol.gov.uk.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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