

**TO LET**  
Bristol

**alder king**

PROPERTY CONSULTANTS



**WAREHOUSE /  
WORKSHOP UNIT ON  
SECURE SITE**

**Unit 1– 2  
48 Ashton Vale Road  
Ashton  
Bristol  
BS3 2HQ**

**1,852 sq ft  
(172 sq m)**

- End and Mid terrace unit



# Unit 1-2, 48 Ashton Vale Road, Ashton, Bristol BS3 2HQ

## Location

Ashton Vale Industrial Estate is situated on Ashton Vale Road which is approximately 2 miles South West of Bristol City Centre.

Ashton Vale Road connects with the A3092 Winterstoke Road which provides access to the A38, the link to Bristol Airport. Junction 18 of the M5 at Avonmouth is approximately 7 miles to the North with access provided via the A370 and A4 Portway.



## Description

The building comprises an industrial/warehouse unit providing storage / production accommodation.

The building is of steel portal frame construction with block and profile steel clad elevations beneath insulated mono pitched steel roof which incorporate translucent lights. The floors are concrete throughout and the internal height to eaves is approximately 4.79m rising to 6.87m.

Internally there is an office/store room, WC facility with main services including a 3 phase electric supply.

Access is provided via two electrically operated sectional up and over doors measuring approximately 3.5m (w) x 3.95m (h) or alternatively via two pedestrian doors in the buildings front elevation.

Externally there is a tarmacadam surfaced forecourt providing loading access and parking.

## Accommodation

All measurements are approximate gross internal areas

| Area         | Sq ft        | Sq m       |
|--------------|--------------|------------|
| Unit 1 & 2   | 1,852        | 172        |
| <b>TOTAL</b> | <b>1,852</b> | <b>172</b> |

## Services

We are advised that all main services are connected to the premises and confirm that the landlord has tested them but advise any occupier to satisfy themselves independently as to the state and condition of such items.

## Planning

The property is suitable for B8 (storage and distribution), B1 (light industrial) and B2 (general industrial) uses under the Town & Country Planning (Use Classes) Order 1987. all interested parties should make their own enquiries to the Planning Department of Bristol City Council.

## Lease

The accommodation is offered by way of a new full repairing and insuring lease, outside the security of tenure provisions of the 1954 Landlord & Tenant Act, for a term of years to be agreed.

## Rent

£20,000 per annum exclusive of VAT, business rates, buildings insurance and utilities.

## Business Rates

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](http://www.voa.gov.uk).

## Legal Costs

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

## Energy Performance Certificate

Energy performance certificates have been produced with the lowest rating being a C. Full certificates and recommendations can be provided on request.

## 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.

## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

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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.

## VAT

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

## 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.

## Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any tenant to provide proof of identity along with any other required documents.



## Viewing Arrangements

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

## Alder King Property Consultants

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**Date:** March 2021

## 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.

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