



ROCKINGHAM SOUTH

Avonmouth
Bristol
BS11 0YT

TO LET

**Open Storage Plots
&
Office Suite**

Plot A - 1.47 acres

Plot B - 1.2 acres

Office Suite
2,094 sq ft

LOCATION

Rockingham South is located immediately adjacent to the Rockingham Gateway and Cabot Park developments fronting Smoke Lane (A403) Avonmouth, the link between Junction 18 of the M5 and the Severn Bridge at Aust/Junction 1 of the M48.

The M5/M49 (Junctions 18A/18) are approximately 2.5 miles to the south via St Andrews Road and Crowley Way, with the M4/M5 interchange at Almondsbury a further 8 miles to the north. Bristol city centre is approximately eight miles to the south via the A4 Portway.

DESCRIPTION

Two gated and fenced open storage plots with services (electricity & water) to the boundary and a consolidated stone surface

Within the main Gorrel building a self-contained second floor office suite can be made available comprising general offices, ladies/gents WC and kitchen with access via passenger lift/stairs from a shared lobby. 10 on site car parking spaces will be offered.

TENURE

Plot A

The site is available by way of a new full repairing and insuring lease for a term of 10+ years to incorporate 5 yearly upward only rent reviews to the greater of open market value or annual compound RPI subject to a minimum of 2% and maximum of 5% p/a.

Plot B

The site is available by way of a new full repairing and insuring lease for a term of up to 5 years to be contracted outside the Security of Tenure Provisions of the Landlord Tenant Act incorporating a rolling landlord break clause

Office Suite

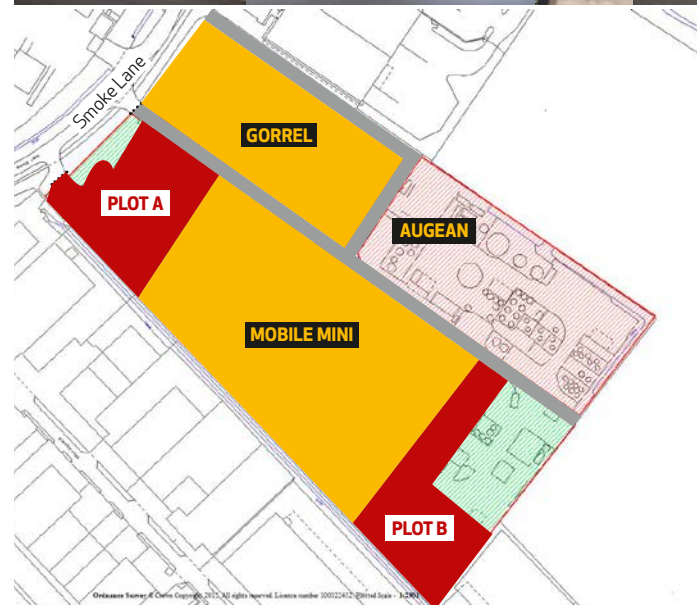
Available by way of a new full repairing and insuring lease for a term of up to 5 years to be contracted outside the Security of Tenure Provision of the 1954 Landlord and Tenant Act to incorporate a rolling landlord only break clause.

RENT

Upon Application.

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 VAT implications before entering into any agreement.



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alder king

PROPERTY CONSULTANTS

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FURTHER INFORMATION

Please contact the sole agents:

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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. HD2316/AK/Hollister 01/20.