TO LET
Bristol

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PROPERTY CONSULTANTS

MODERN END TERRACE PRODUCTION / OFFICE BUILDING

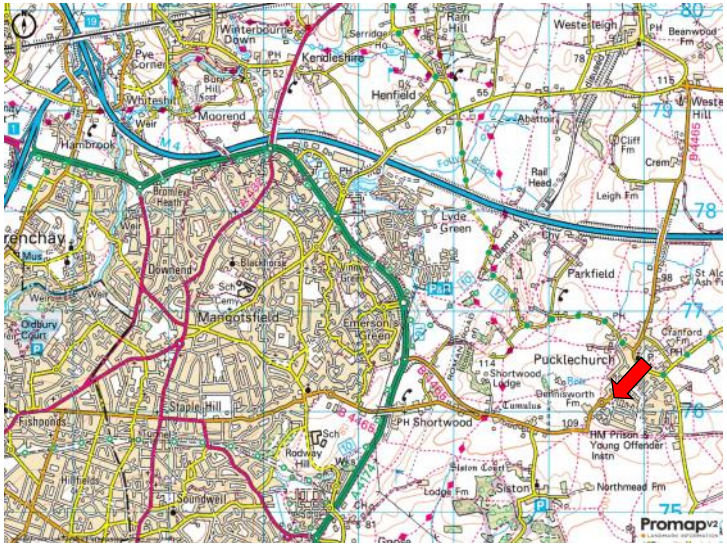
Unit 1
Beaufort Trade Park
Pucklechurch
Bristol
BS16 9QH

8,310 sq ft (771.09 sq m)

Unit 1, Beaufort Trade Park, Pucklechurch, Bristol, BS16 9QH

Location

The property is located at the entrance of the Pucklechurch Trading Estate a approximately 11 miles north east of Bristol City Centre. The M32 /M4 is within 5 miles via the A4174 Avon ring road.



Description

The property comprises a modern end terrace production / office unit with loading to the rear and dedicated parking to the front.

The property offers clear span production accommodation together with ground and first floor offices/ welfare/ storage accommodation.

Pedestrian access is via a reception at the front of the building whilst vehicular loading is through a loading door approx 4.25m (h) x 3m (w) situated to the rear. The floor is of concrete construction with the minimum internal eaves height comprising approximately 6.0m.

Accommodation

Area	Sq ft	Sq m
Warehouse & Offices	6,663	619.08
First Floor Office	1,647	153.02
TOTAL	**8,310**	**772.1**

All measurements are approximate Gross Internal Areas.

Services

We understand the property benefits from mains services including 3 phase electricity, water and drainage. Interested parties are advised to make their own enquiries with regard to their condition and suitability.

Planning

We are advised the building was last in occupation for B1c light industrial / B8 Storage purposes.

The site has an hours restriction allowing use between 7am - 10pm Monday to Friday and 8am - 6:30pm on Saturday / Sunday.

Interested parties are advised to contact the local authority, South Gloucestershire Council on 01454 868004 or www.southglosl.gov.uk to confirm the use.

Lease

The property is offered by way of the assignment of the existing lease for a term of 10 years from 26th Jan 2016 incorporating a rent review at the end of the 5th year of the term.

The lease is drafted outside the Security of Tenure provisions of the 1954 Landlord and Tenant Act with a tenant only break clause on 21/10/2023 subject to 6 months prior written notice.

Rent

£66,176 pa exclusive.

Legal Costs

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

Business Rates

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

The property is currently listed as

Description: Warehouse and Premises
Rateable Value: £43,750

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

The energy performance certificate rating is D (78). The full certificate and recommendations can be provided on request.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

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 price. We recommend that the prospective tenants 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.

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.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.

Viewing Arrangements

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

Alder King Property Consultants

Pembroke House
15 Pembroke Road
Clifton
Bristol BS8 3BA

www.alderking.com

Emma Smith
0117 317 1090
esmith@alderking.com

Andrew Ridler
0117 317 1071
aridler@alderking.com

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