

TO LET

Unit 8 Warmley Business Park

Tower Road North, Warmley, Bristol, BS30 8FR

Production/Distribution Unit

4,381 sq ft approx



Location

Warmley Business Park is ideally suited to serve Bristol/Bath and the wider South West market. It is located 350 yards from the A420 which provides access to the A4174 Bristol Ring Road which links to the M32 and M4 motorway.

Set within a well-established employment area, off Tower Road North Warmley Business Park provides accommodation for a number of different occupiers including Screwfix, Universal Balancing Avent Interiors and Barrettine Group

M32



7 miles northwest

M4



7 miles northwest

Bristol

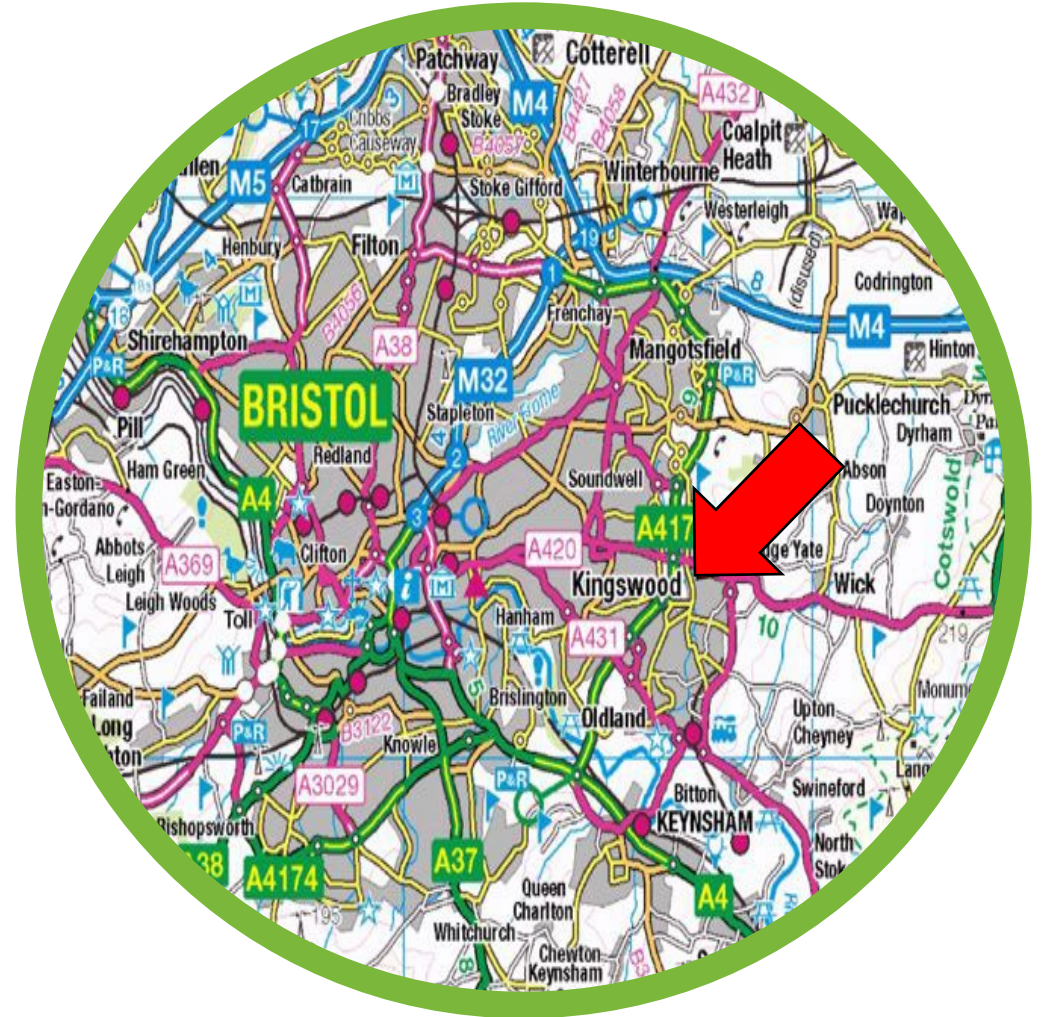


6 miles

Bath



8 miles



Accommodation

Description

The unit is a mid terrace building of steel portal frame construction with a combination of brick/block and insulated clad elevations.

The unit is offered in a shell condition with services capped off and will benefit from a roller shutter door, pedestrian entrance, WC and a dedicated parking/loading/unloading area.

Parking

The accommodation has a total of 4 available parking spaces.

Services

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

Area	Sq ft	Sq m
Ground floor	3,466	321
First Floor Mezzanine	915	85
TOTAL	4,381	406

All measurements are approximate Gross External Areas

**Surface level
Doors = 1**



**Eaves height
8m**



**Floor loading
capacity = 37.5**



**Onsite
parking**



Mezzanine



Power



WC facilities



Planning | Rates | EPC | Terms

Planning

We are advised that the accommodation has planning consent for B1 (c), B2 and B8 (industrial and warehouse) uses but any occupier should make their own enquiries to the Planning Department of South Gloucestershire Council. Tel: [01454 868004](tel:01454868004) www.southglos.gov.uk/planning-and-development

Business Rates

According to the Valuation Office Agency website the property has a rateable value of £34,000.

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

Energy Performance Certificate

The EPC Rating is B and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease

The property is available by way of a new full repairing lease for a term of years to be agreed to incorporate regular upward only rent reviews.

The lease will be drafted outside the Security of Tenure provisions of the 1954 Landlord and Tenant Act.

Rent

The property is offered to let for £48,000 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

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 the landlord's discretion.

VAT

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

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



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AK Ref: ES/98046

Date: March 2023

Subject to Contract



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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. 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.

