

TO LET

King Road Avenue

Avonmouth, Bristol BS11 9HG

Warehouse with self contained yard

4,404 sqft on approx. 0.30 acres



Location

The building is located off King Road Avenue close to the entrance to the Bristol Avonmouth Docks.

The M5 junctions 18 and 18a and the connection to the M49 (south Wales) are approximately ½ mile to the east. The M4/M5 interchange at Almondsbury is approximately 8 miles north with Bristol city centre 8 miles to the south.

M5



½ mile east

**M4/M5
interchange**



8 miles north

Bristol



8 miles



Accommodation

Description

The property comprises a semi-detached warehouse with offices set within a secure self-contained yard.

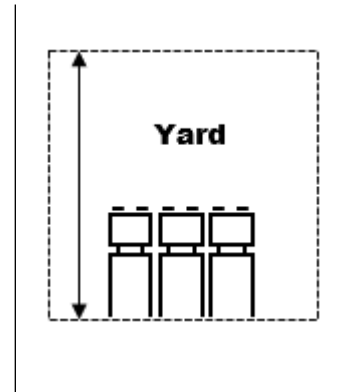
The property benefits from a roller shutter door and has an internal height to the eaves of 6.4m.

To the rear of the site there are additional storage buildings.

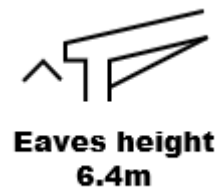
Services

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
Warehouse	3,824	355.25
Office	580	53.88
TOTAL	4,404	409.13



Surface level door



Offices



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for B2 & B8 use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

Tel: 0117 922300 or www.Bristol.gov.uk

Business Rates

The property is listed on the Valuation Office Agency website as Workshop & Premises with a rateable value of £38,250 (April 23 to present).

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.

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](#)

Terms

The property is available on a new full repairing lease for a term of years to be agreed and is to be drafted outside the Security of Tenure Provisions of the 1954 Landlord and Tenant Act.

The lease will incorporate five yearly upward only rent reviews.

Rent

The property is available to let at an initial rental of £50,000 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:



Alder King Property Consultants

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www.alderking.com

AK Ref: ES/99279

Date: April 2024

Subject to Contract

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Important Notice

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Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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.

alder king

PROPERTY CONSULTANTS

