

# TO LET

## Part Boomtown Workshop

Albert Road, St Philips, Bristol BS2 0YA

Workshop - 11,725 sqft



# Location

The property is located in a prominent position fronting Albert Road, St Philips, just 1.5 miles from the City Centre. Access to the motorway network is from Jct 3 of the M32 approx 3 miles to the west via St Philips Causeway. The M32 links to the M4/M5 interchange at Almondsbury approximately 6.5 miles to the north.

**M32**



**3 miles west**

**M4/M5**



**6.5 miles north**

**Bristol**



**1.5 miles**



# Accommodation

## Description

The property comprises a semi detached warehouse with a mixture of brick and profile clad external elevations beneath a pitched roof.

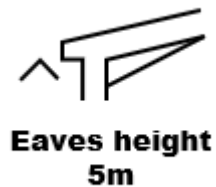
Access to the warehouse is via a loading door located in the front elevation. The internal height to the eaves is approx 5m.

Externally there is a dedicated yard with car parking.

## 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/office	11,725	1,089
<b>TOTAL</b>	<b>11,725</b>	<b>1,089</b>



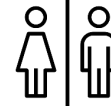
**Roller shutter**



**Onsite  
parking**



**WC facilities**



# Planning | Rates | EPC | Terms

## Planning

The accommodation has most recently been used as workshop and premises, but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

Tel: 0117 9221222 or [www.Bristol.gov.uk](http://www.Bristol.gov.uk)

## 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).

## Energy Performance Certificate

The EPC Rating is C 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 on a new full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is offered to let for £105,000 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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**AK Ref:** ES/SC/99282

**Date:** March 2024

**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.

