



**FOR SALE**

**13 – 15 Emery Road  
Brislington, Bristol BS4 5PR**

**Detached Warehouse/Trade Counter with secure yard**

**31,457 sq ft on 1.15 acres**

# Location

The property is located on Emery Road which forms part of the established Brislington Trading Estate, which adjoins the main Bristol to Bath Road (A4), approximately 3 miles south east of Bristol City Centre.

The Avon Ring Road (A4174) provides access to the national motorway network via junction 1 of the M32 and the link to the M4.



M4



8 miles northeast

M5



11 miles north

Bristol



3 miles

Bath



9.5 mile

# Accommodation

## Description

The property comprises a detached production, trade counter and office building on a flat regular shaped site.

The building is constructed around a steel frame with brick/ clad elevations beneath a double pitched, corrugated asbestos sheet roof. Loading access is via four roller shutter loading doors, two of which are accessed from a raised loading platform.

Internally the factory comprises four bays with an eaves height of approximately 3.8m.

The first floor provides a mixture of office and mezzanine storage.

Internally the building incorporates a trade counter with a combination of general / private offices and cloakroom facilities.

The yard runs around the perimeter of the building, is concrete surfaced and enclosed by a steel palisade fencing. Access is from Emery Road via two entry points

## 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 the state and condition of such items in advance of acquiring.

Area	Sq ft	Sq m
Ground floor Warehouse/ Office/ Trade Counter/ Showroom	27,569	2,561.20
First Floor Office	3,888	361.20
<b>TOTAL</b>	<b>31,457</b>	<b>2,922.40</b>
Site area	1.15 acres	

**Industrial & Logistics**



**Surface level Doors = 4**



**Car parking spaces**



**Truck parking**



# Planning | Rates | EPC | Terms

## **Planning**

We are verbally advised that the accommodation has planning consent for B8 Storage and distribution uses. Occupiers should make their own enquiries to the Planning Department of Bristol City Council.

[www.Bristol.gov.uk](http://www.Bristol.gov.uk)

## **Business Rates**

The Valuation Office websites states that from April 2026 the property has a rateable value of £147,000.

Interested parties should make their own enquiries to the Local Billing Authority 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 D (97) and the full certificate can be provided on request.

## **Tenure**

The property is available to purchase on a freehold basis.

## **Purchase Price**

Offers in excess of £1,500,000 exclusive of VAT are sought.

## **Restriction on Title**

The purchaser will not be allowed to use the site as a Builder's Merchants or any associated use for a period of 3 years to run from the date of completion.

The sale will be subject to an overage for a period of 20 years from the date of completion. If an alternative planning consent is obtained within the first ten years a 50% uplift in value will be payable to the vendor reducing to 25% from the end of year 10 to the end of year 20.

## **Legal Costs**

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

## **VAT**

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

## **AML**

A successful purchaser 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](http://www.alderking.com)

**AK Ref:** AR/ES/99603

**Date:** January 2025

**Subject to Contract**



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## Important Notice

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### 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

