

The logo for Alder King Property Consultants, featuring the company name in white lowercase letters on a dark green background.

alder king

The text 'PROPERTY CONSULTANTS' in white uppercase letters on a light green background.

PROPERTY CONSULTANTS

The text 'TO LET' in a bold, light green, sans-serif font.

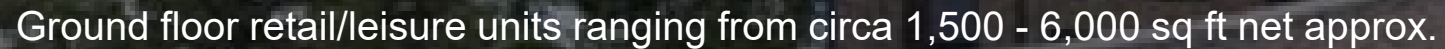
TO LET

The main title 'Metal Works' in a large, white, sans-serif font.

# Metal Works

The location information 'Block B, Metal Works, Bedminster Green, Bedminster, Bristol,' in a white, sans-serif font.

Block B, Metal Works, Bedminster Green, Bedminster, Bristol,

The unit details 'Ground floor retail/leisure units ranging from circa 1,500 - 6,000 sq ft net approx.' in a white, sans-serif font.

Ground floor retail/leisure units ranging from circa 1,500 - 6,000 sq ft net approx.

# TO LET

## Metal Works

Block B, Metal Works, Bedminster Green, Dalby Avenue, Bristol, BS3 4DJ

Ground floor retail/leisure units ranging from 1,500 - 6,000 sq ft net approx.



# Location

The accommodation is located in the south Bristol suburb of Bedminster approximately 1 mile from Bristol City Centre and Bristol Temple Meads railway station, forming part of Bedminster Green.

The Bedminster Green regeneration project is transforming a number of brownfield sites into a thriving urban community including new homes, enhanced public spaces and improved transport connections.

The accommodation is conveniently located opposite Bedminster railway station, which connections to the main railway network and provides ample local amenities.

**Temple Meads  
Station**



**1 mile northeast**

**Bedminster  
Station**



**0.1 miles south**

**Bristol City  
Centre**



**1 mile north**



# Accommodation

## Description

These brand-new units form part of a larger student residential development. The commercial units are self-contained and located at ground floor level. The development is at the end of construction and the units will be available by September 2024.

## Accommodation

The ground floor units will be finished to a shell and core specification with capped services.

Totalling 6,000 sq ft, the unit can be separated to form smaller unit sizes.

## 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	c.1,500 – 6,000	139 - 557
<b>TOTAL</b>	<b>c.1,500 – 6,000</b>	<b>139 - 577</b>

Retail



Leisure



Shell specification



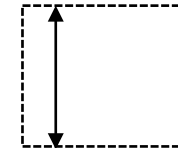
Glazed frontage



Open plan layout



Range of sizes



Sat Nav



BS3 4DJ

# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for a variety of uses under Class E of the Use Classes Order 2020, including retail, financial & professional services, café & restaurant, gym, medical and nursery uses.

Interested parties should make their own enquiries to the Planning Department of Bristol City Council - Tel: 0117 922 3000 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

An EPC will be commissioned and will be available for inspection.

## Code for Leasing

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

## 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.

## Terms

The units are available on a new full repairing service charge lease for term of years to be agreed.

## Quoting Rent

£17.50 per sq ft 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.

## 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

Pembroke House  
15 Pembroke Road  
Clifton  
Bristol  
BS8 3BA

[www.alderking.com](http://www.alderking.com)

**AK Ref:** TWD/SC/99786

**Date:** July 2024

**Subject to Contract**

## Tom Dugay

0117 317 1094

07974 186 462

[tdugay@alderking.com](mailto:tdugay@alderking.com)

## Sadie Cole

0117 317 1034

07867 847 586

[scole@alderking.com](mailto:scole@alderking.com)

Or our joint agents Lambert Smith Hampton – [www.lsh.co.uk](http://www.lsh.co.uk)

## Peter Musgrove

0117 914 2013

[PMusgrove@lsh.co.uk](mailto:PMusgrove@lsh.co.uk)

## Ben Tohill

07395 885 375

[BTohill@lsh.co.uk](mailto:BTohill@lsh.co.uk)

## Important Notice

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.

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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.