

TO LET

Unit 2 Longwell Green Trade Park

Longwell Green, Bristol BS30 7DA

End terrace trade unit – 6,000 sqft



Location

The proposed development is located in Longwell Green, a suburb of east Bristol, approximately 6 miles to the east of Bristol City Centre and 9 miles to the west of Bath.

The wider scheme sits adjacent to the A4174 Avon Ring Road with access via Marsham Way & Aldermoor Way/Aldermoor Lane. Junction 1 of the M32 the connection to the M4 is approximately 7 miles to the north with the A4 Bristol – Bath Road approximately 1/4 mile to the South.



M4



7 miles north

A4



1/4 mile south

Bristol



6 miles

Bath



9 miles

Accommodation

Description

Unit 2 is part of a development of 4 new BREEAM Excellent shell finished Trade Units fronting the internal estate road and backing on to Marsham Way.

Parking

The building will have a total of 10 parking spaces.

Services

We are advised that main services (power & water) will be connected to the premises. Occupiers must satisfy themselves independently as to their state, condition and suitability.

Area	Sq ft	Sq m
Unit 2	6,000	557.42
TOTAL	6,000	557.42



Planning | Rates | EPC | Terms

Planning

Outline Consent has been obtained from South Gloucestershire Council (P20/22431/O) for the demolition of the existing and erection of new buildings to serve in classes E, B2, B8, C1 including drive through restaurants (sui generis) together with the construction of the internal estate road, car parking, servicing areas and associated infrastructure.

Detailed consent for the proposed development has now been obtained under reference P23/00261/RM.

Business Rates

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

An EPC will be commissioned on construction 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](#)

Tenure

The buildings are offered by way of New Full Repairing and insuring leases for terms of not less than 15 years to incorporate 5 yearly upward only rent reviews to the greater of the passing, open market rental or annual compound CPI to a minimum of 2% and maximum of 6% pa.

Rent

£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:



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AK Ref: AJR/ES98124

Date: August 2024

Subject to Contract

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