



TO LET

Unit 8 Newbridge Trading Estate

Newbridge Close, Brislington, Bristol BS4 4AX

End of terrace warehouse – 14,011 sq ft (plus mezzanine 3,603 sq ft)

Location

Newbridge Industrial Estate is located off Whitby Road, close to New Brislington Bridge and is within the established city centre trading location of St Philips. Junction 3 of the M32 is approx two miles away, which in turn links to Junction 19 of the M4 approx six miles from the site. The M4/M5 interchange at Almondsbury is within nine miles.

M4



6 miles

M32

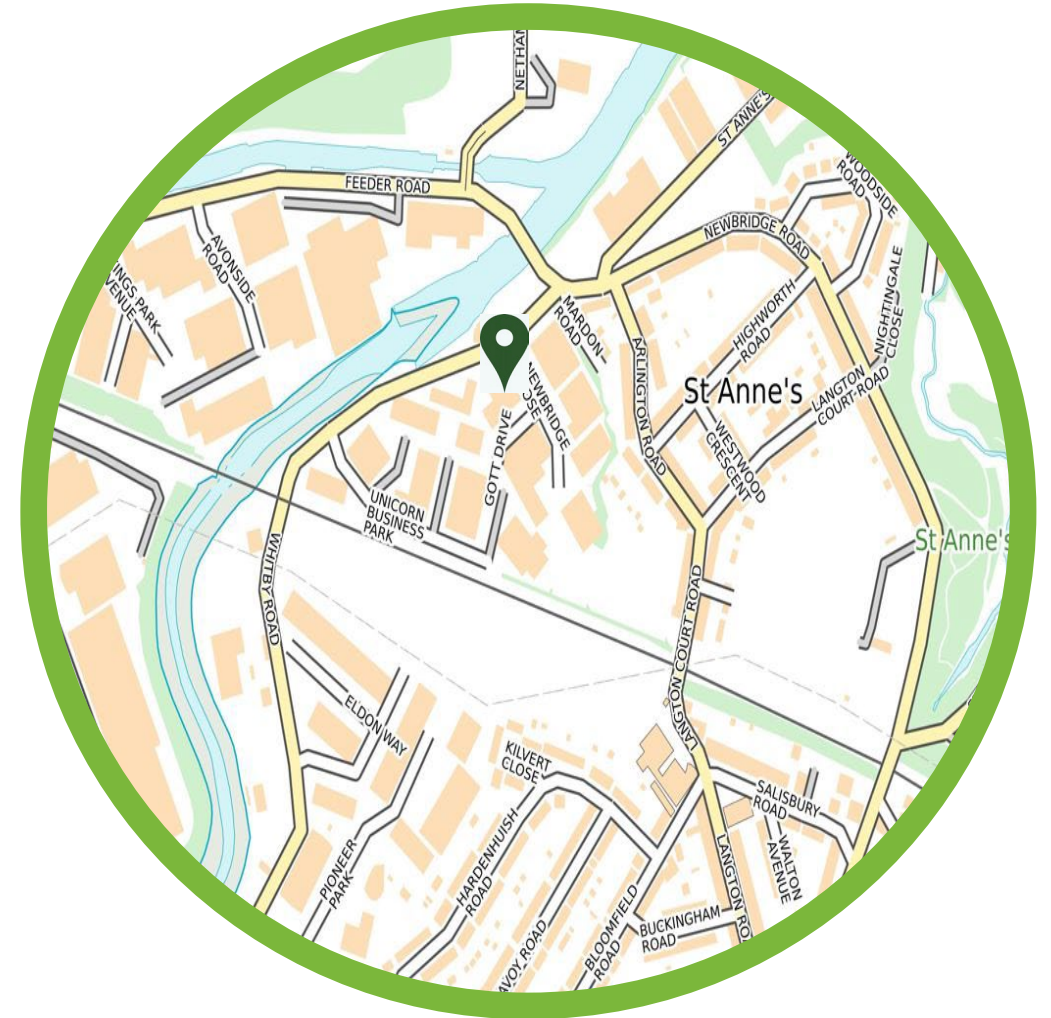


2 miles

Bristol City Centre



2 miles



Accommodation

Description

The property comprises an end terrace, concrete framed, distribution building with a single storey external office pod.

Internally, the warehouse provides a clear span with a minimum eaves height of 6 m. Loading is provided by way of a roller shutter door.

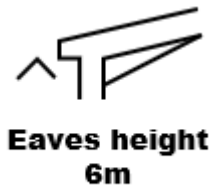
Internally there is an office on the ground and first floor incorporating WCs and kitchenette.

Externally there is a forecourt and loading area to the front of the building.

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	11,136	1034
Ground floor office/WC/kitchen	749	69.5
First floor office	2,126	197.5
TOTAL	14,011	1,301
Plus mezzanine	3,603	334.7



► Planning | Rates | EPC | Terms

Planning

The property has most recently been used for storage & distribution (B8) but any occupier should make their own enquiries to the Planning Department of Bristol Council. Tel: 0117 922 300 or www.bristol.gov.uk

Business Rates

The property is listed on the Valuation Office Agency website as 'warehouse & premises' with a rateable value of £52,500.

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 C (63) 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 by way of a new full repairing for a term of years to be agreed to incorporate five yearly upward only rent reviews.

Rent

The property is offered to let at £132,000 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

Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA

www.alderking.com

AK Ref: ES/SC

Date: September 2024

Subject to Contract

Emma Smith

0117 317 1090

07788 390 651

esmith@alderking.com

Sadie Cole

0117 317 1034

07867 847 586

scole@alderking.com

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.

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.

