TO LET

Unit 3a Portview Road

Avonmouth, Bristol BS11 9FW

End terrace industrial unit – 5,534 sq ft

alder king

PROPERTY CONSULTANTS

Location

The property is situated on Portview Road in Avonmouth. Located just half a mile from Jct 18 and 18a (the link to the M49 and South Wales) of the M5 and within 7 miles of the M4/M5 interchange at Almondsbury, the property benefits from excellent transport links. In addition Bristol City Centre lies approx. 7 miles to the South via the A4 Portway.

M4

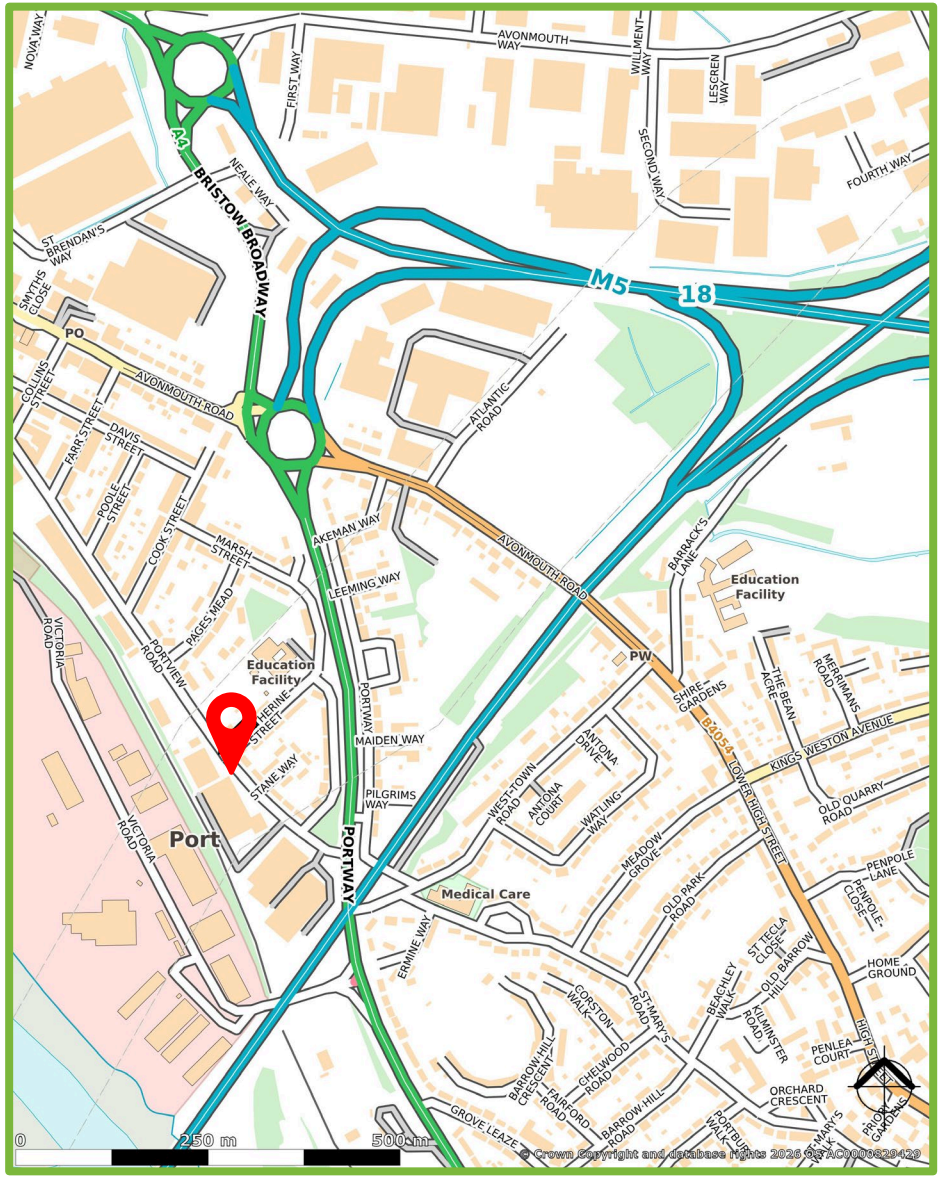
7 miles

M5

0.5 mile

Bristol

7 miles



Accommodation

Description
The property comprises an end of terrace industrial unit with steel frame construction with traditional brick and clad elevations.

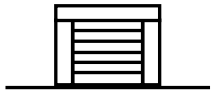
The unit benefits from loading doors to the front and side elevations. The internal height to eaves is approximately 3.7m.

The unit benefits from first floor offices and allocated parking.

Services
We are advised that all 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.

Area	sq ft	sq m
Unit 3A (end of terrace)		
Ground Floor	4,859	451.45
First Floor	675	62.73
Total	**5,534**	**514.18**

Surface level Doors = 2



Office content

On-site parking

WC facilities

Planning | Rates | EPC | Terms

Planning
We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.
Tel: 0117 922 2000 or (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**

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the **RICS Real Estate Code for Leasing 2020**

Energy Performance Certificate
The property has an EPC Rating of C (68). The certificate can be provided on request.

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

Terms
The property is available on a new full repairing lease with terms to be negotiated.

Rent
£55,350 per annum exclusive of VAT.

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 AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

Cushman & Wakefield
Pivot+mark
48-52 Baldwin Street
Bristol
BS1 1QB
www.cushmanwakefield.com

Luke Whitmarsh
0117 910 6653
07350 436 876
Luke.whitmarsh@cushwake.com

Alder King Property Consultants
Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA
www.alderking.com

Emma Smith
0117 317 1090
07788 390 651
esmith@alderking.com

Sadie Cole
0117 317 1034
07867 547 586
scole@alderking.com

AK Ref: ES/SC/102318 **Date:** September 2026
Subject to Contract

COMMERCIAL AGENCY | INVESTMENT | BUILDING SERVICES | PLANNING | RESIDENTIAL DEVELOPMENT | PROFESSIONAL SERVICES | MANAGEMENT SERVICES | ASSET RECOVERY

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 adv ce from a specialist source.

alder king
PROPERTY CONSULTANTS