

**TO LET - DEPOT / OPEN STORAGE PREMISES**  
**PLOT C - 5.3 ACRES**

**ROCKINGHAM SOUTH**  
Avonmouth · Bristol · BS11 0YT



**SMOKE LANE (A403)**

**PLOT C**

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### LOCATION

Rockingham South is located immediately adjacent to the Rockingham Gateway and Cabot Park developments fronting Smoke Lane / St Andrews Road (A403) Avonmouth, the link between Junction 18 / 18a of the M5 and the Severn Bridge at Aust/Junction 1 of the M48.

The M5/M49 (Junctions 18A/18) are approximately 2.5 miles to the south via St Andrews Road and Crowley Way, with the M4/M5 interchange at Almondsbury a further 8 miles to the north.

Bristol city centre is approximately eight miles to the south via the A4 Portway.

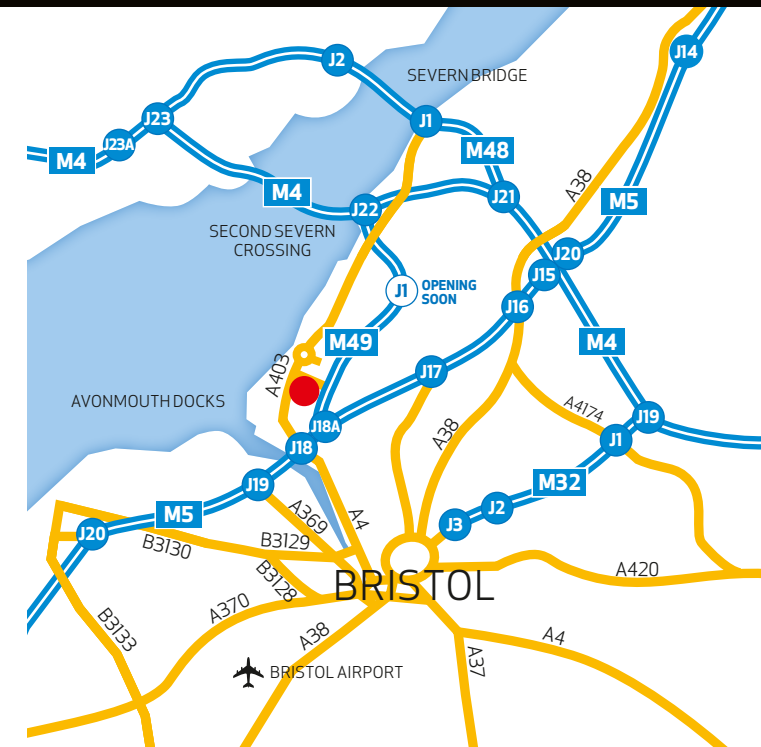
### DESCRIPTION

The property comprises a secure gated and fenced concrete and tarmac surfaced open storage plot benefitting from two points of vehicular access.

There is a modular office block arranged over ground and first floor located adjacent to the sites first access point extending to approx 3,520 sq ft together with a separate modular amenity block comprising approx 960 sq ft again arranged over ground and first floor adjacent to the second site access. The accommodation can remain and sold for £1 excluding VAT or be removed if required.

There are two load bearing concrete plinths which previously accommodated demountable production / storage units each comprising approx 3,213 sq ft together with a wash down area.

A no build zone of approximately 8m runs parallel to the drainage channel boundary within which the landlord reserves a right of access for maintenance purposes. Further details and plans are available upon request.

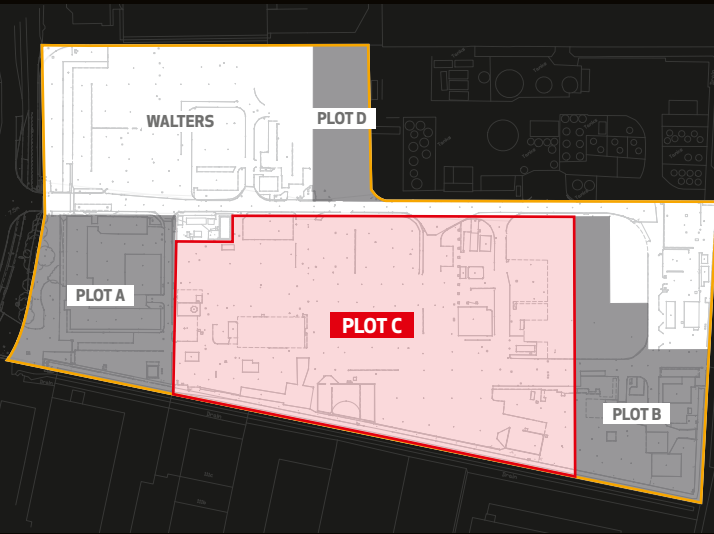


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### TENURE

The property is held by way of a Full Repairing & Insuring lease subject to a Schedule of Condition for a term of 15 years from 23/4/2019 subject to 5 yearly upward only rent reviews to the greater of the passing, open market rent or annual compound RPI subject to a minimum of 2% and maximum of 5% pa. The lease incorporates a Tenant Only Break Clause on 23/4/29 subject to the landlords receiving 6 months prior written notice.

The property can be offered by way of either:

- An Assignment of the current lease.
- A new Full Repairing & Insuring Sub lease for a term to expire on 29th Jan 2029 contracted outside the Security of Tenure Provisions of the 1954 Landlord & Tenant Act.
- Subject to terms / financial covenant a new lease directly from the Landlords where a Term certain of not less than 10 years is likely to be required.

### RENT

The current passing rental amounts to £425,000 p/a exclusive of Rates, VAT, Insurance and Service Charge.

### VAT

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

### LEGAL COSTS

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

### AML

The successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

### VIEWING

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

**Andrew Ridler**  
0117 317 1071  
aridler@alderking.com

**Emma Smith**  
0117 317 1090  
esmith@alderking.com

**alder king**

PROPERTY CONSULTANTS

**0117 317 1000**  
[www.alderking.com](http://www.alderking.com)

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.  
HD2600/AK/Hollister 03/26.