

# PRELIMINARY ANNOUNCEMENT

## TO LET

Former Waste Management / Open Storage Site

**Victoria Street / Albert Road**

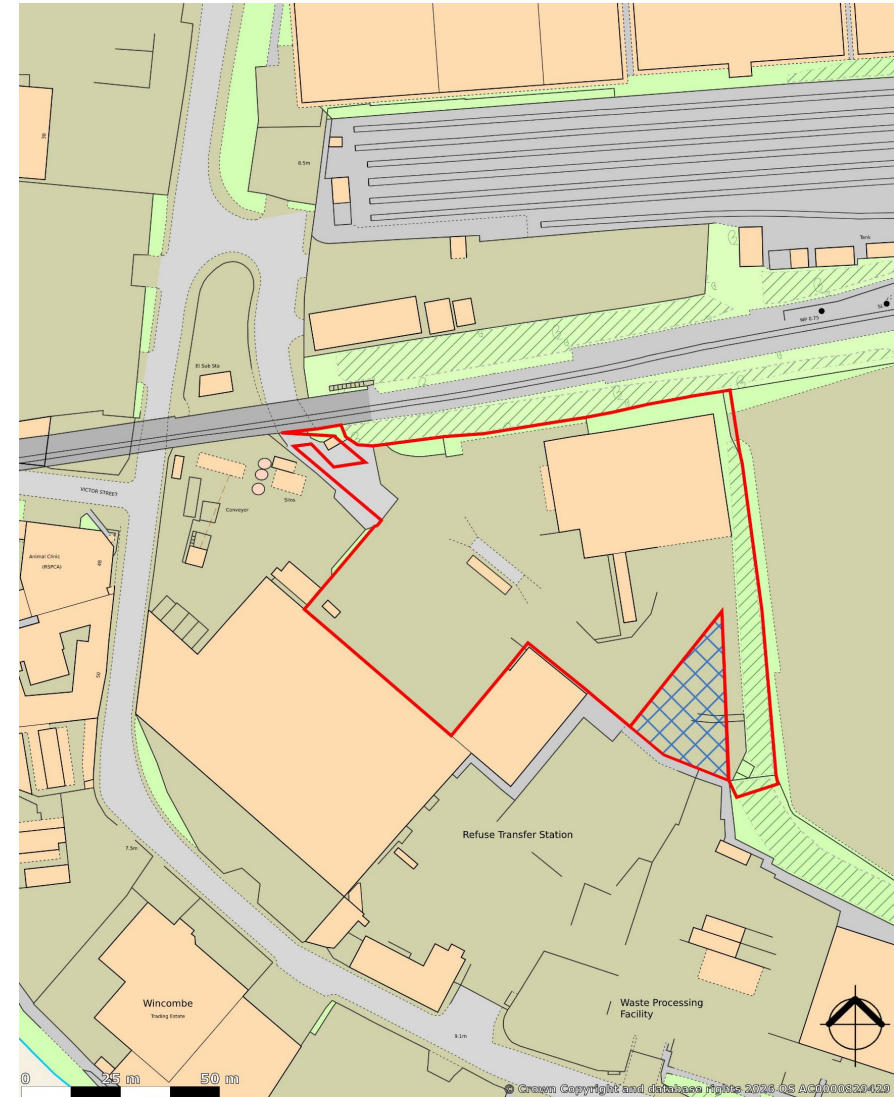
St Philips

Bristol

BS2 0UT

**Approx. 1.9 acres (0.76 ha)**

Site Clearance Underway



# Location

The site is located in St Philips in the heart of the established St Philips Marsh industrial area approximately one mile from Bristol city centre and close to the A4 Bristol – Bath Road.

The M32 which provides access to the M4 is 1 to the mile north.

The M4/M5 interchange at Almondsbury is 7 miles to the north.

**M32**



**1 mile north**

**M4**

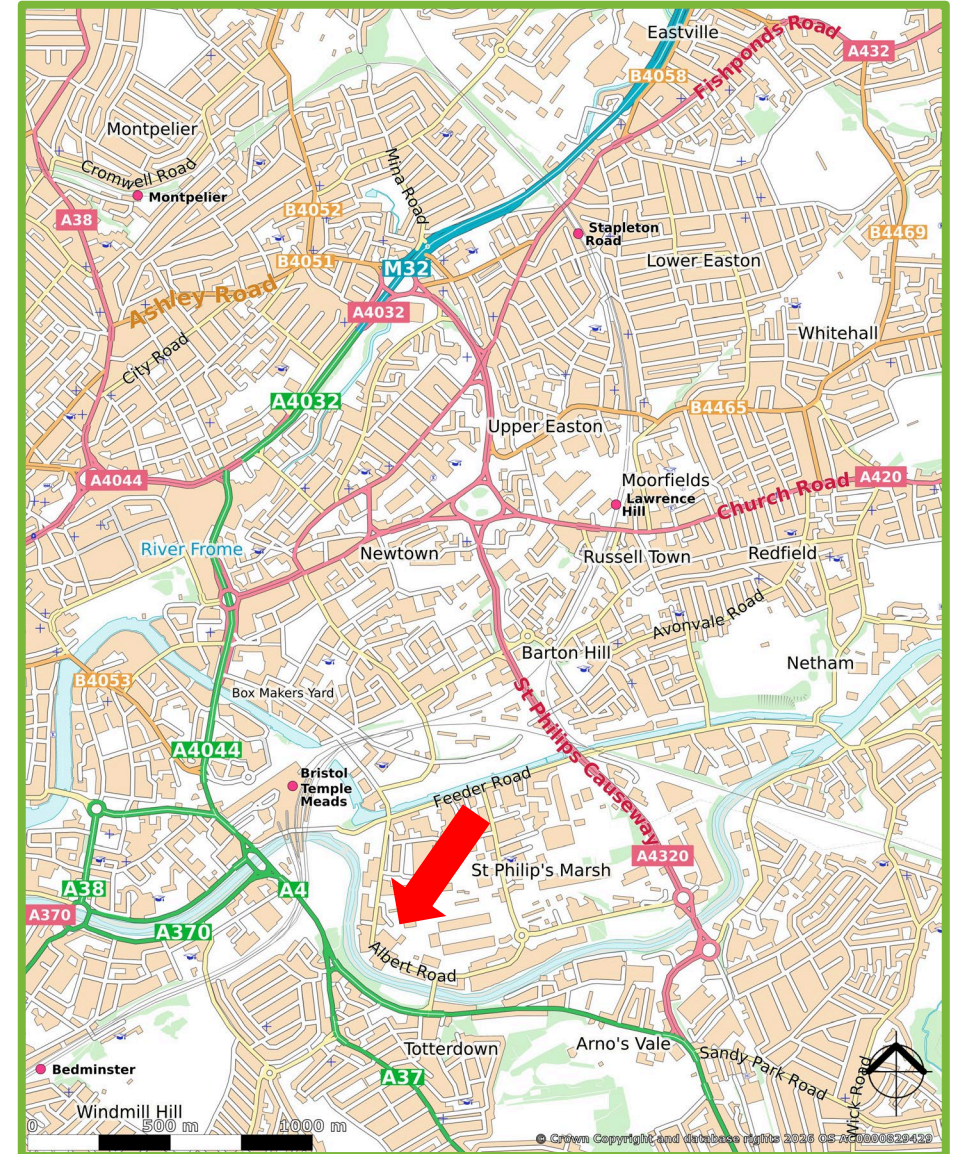


**11 miles west**

**M5/M4**



**7 miles north-east**



# Location



# Accommodation

## Description

The property comprises a former waste management/open storage site accessed from Victoria Street/Albert Road, St Philips.

The site is largely concrete surfaced with small areas unfinished and incorporates an open fronted structure previously used for waste management purposes.

Access to the site is restricted by a railway bridge with a clear height of 14ft/4.25m

The section of the site cross hatched blue is subject to a restriction that allows it to only be used for car parking.

## Services

We are advised 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

Open Storage Site	1.91 acres	0.76 hectares
Waste Management Hall	13,329 sq ft	1,238.3 sq m

# Planning | Rates | EPC | Terms

## Planning

The property was most recently use for waste management/open storage uses but occupiers should make their own enquiries to the Planning Department of Bristol Council to establish the site's suitability for their use.

Tel: 0117 922 3000 or [www.Bristol.gov.uk](http://www.Bristol.gov.uk)

## Lease

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed to incorporate regular upward only rent reviews to the greater of the passing, open market rent or annual compound CPI to a minimum of 2% and maximum 5% p/a.

Leases will be drafted outside of the Security of Tenure provisions of the 1954 Landlord and Tenant Act.

## Rent

The property is offered to let at a rental of £191,000 per annum exclusive of VAT.

## Business Rates

Interested parties should make their own enquiries to Bristol 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)

## Code for Leasing

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

## Legal Costs

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

## 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.

## 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.



# Viewing Arrangements

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



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**AK Ref:** AJR/102399    **Date:** March 2026

**Subject to Contract**



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### 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.