

**alder king**

PROPERTY CONSULTANTS

**TO LET**

## **Unit 5 Cribbs Causeway Centre**

Bristol BS10 7TT

End of Terrace Warehouse/Office – 12,522 sq ft approx

# Location

Unit 5 Cribbs Causeway Centre enjoys excellent access to the A4018 that links to Junction 17. The M5 with the M4/M5 intersection at Almondsbury is approx 4 miles to the North.

The property is located half a mile from Cribbs Causeway and approximately 6.5 miles to the north west of the centre of Bristol.

**M5**



**1/2 mile north**

**M4/M5**



**4 miles northEAST**

**Bristol**



**6.5 miles**



# Accommodation

## Description

The property comprises a modern end-terrace warehouse/distribution building with an internal height to eaves of approximately 6.5m.

Access to the unit is provided by a pedestrian access door to the front elevation and an electrically operated roller shutter loading door.

The unit also provides integral offices arranged over two floors with ancillary male/female WC's and kitchenette facilities.

## Parking

Externally parking is provided on concrete/brick paved forecourt with the unit having a small gated external storage yard.

## 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
Warehouse	10,110	939.2
Ground floor office	1,213	112.7
First floor office	1,199	111.4
<b>TOTAL</b>	<b>12,522</b>	<b>1,163.3</b>
<b>Canopy</b>	<b>385</b>	<b>35.8</b>

Surface level door



Eaves height  
6.5m



Onsite  
parking



Office content



WC facilities



Small gated yard



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for Storage and Distribution use. Occupiers should make their own enquiries to the Planning Department of South Gloucestershire Council to satisfy themselves of the suitability for their proposed use

## Business Rates

The property is listed on the Valuation Office Agency website as Warehouse and premises. With a rateable value of £88,000 (April 2023)

## Energy Performance Certificate

The EPC Rating is C 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/Tenure/Terms

The property is available by way of a new Full Repairing & Insuring sub lease for a term to expire in October 2025 to be drafted outside the Security of Tenure Provisions of the 1954 Landlord & Tenant Act.

Alternatively a new Full Repairing & Insuring lease for a term of years to be agreed to incorporate regular upward only rent reviews can be offered directly from the Landlords.

## Rent

The current rent passing is £102,000 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 price. 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](http://www.alderking.com)

**AK Ref: 100439**

**Date:** September 2024

**Subject to Contract**

### Emma Smith

0117 317 1090

07788 390 651

[esmith@alderking.com](mailto:esmith@alderking.com)

### Sadie Cole

0117 317 1034

07867 847 586

[scole@alderking.com](mailto: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.



