

TO LET Unit 5 Cribbs Causeway Centre

Bristol BS10 7TT

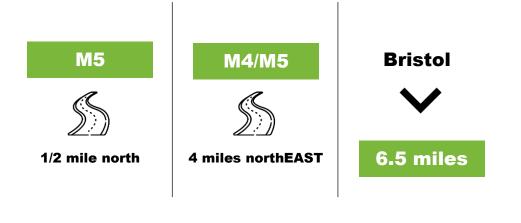
End of Terrace Warehouse/Office – 12,522 sq ft approx

transvalau



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.





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
TOTAL	12,522	1,163.3
Canopy	385	35.8

Surface level door



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Eaves height 6.5m



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

AK Ref: 100439 Date: September 2024 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 adv ce from a specialist source.

