



TO LET - Plot A, Balla Park

Willow Farm, Severn Road, Hallen, Bristol, BS10 7SE



Open storage site – 0.6 acres (0.24 ha)

Location

The property fronts Severn road (A403) approximately 6 miles north of J18/18a of the M5 and 3.5 miles to the South of Junction 1 of the M48 (the old Severn Bridge). Access will be provided further with the opening of the new M49 Junction located 4 miles to the north.

M48



3.5 miles southeast

M5



6 miles north

M49



4 miles north



Accommodation

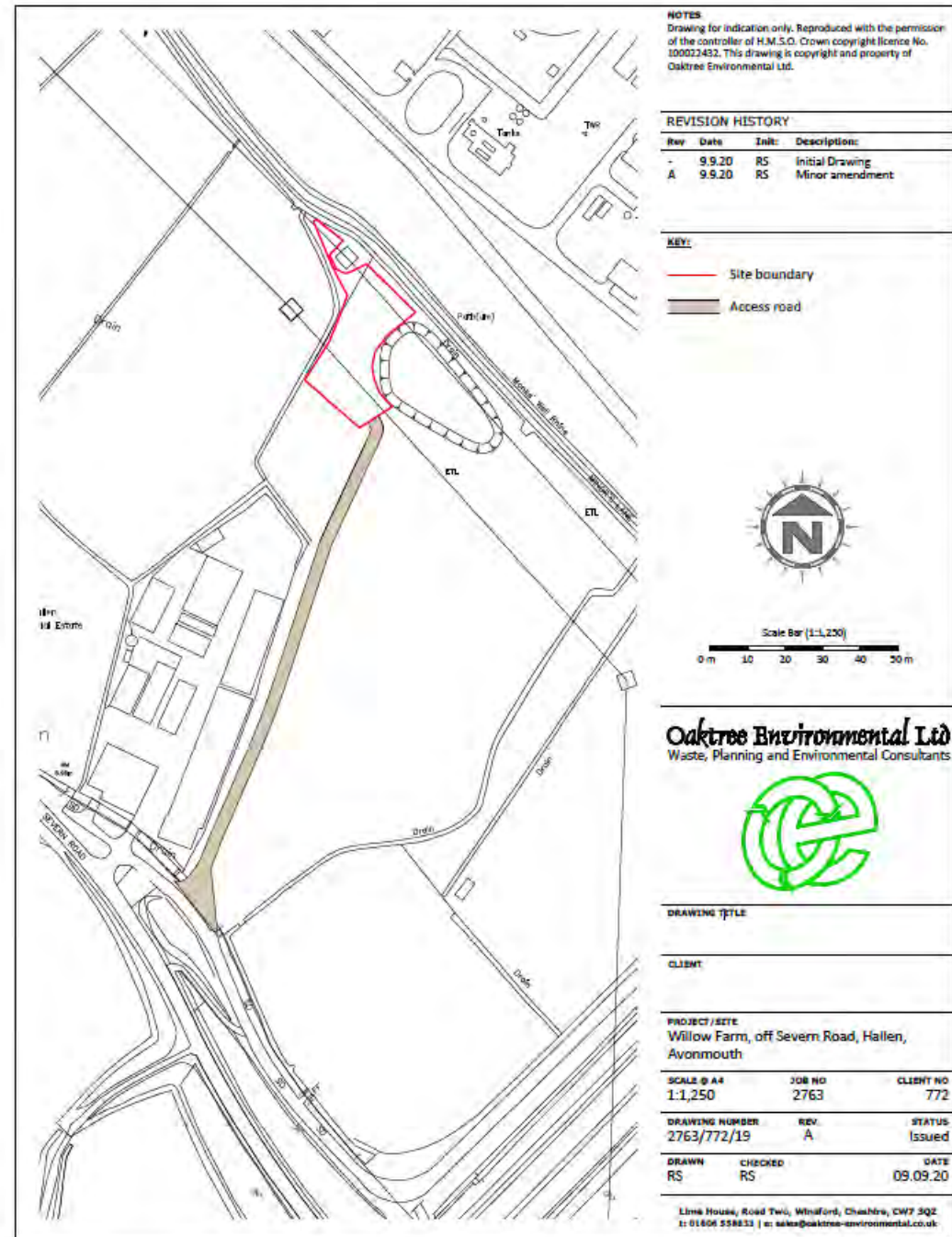
Description

The site is located to the rear of the development and adjacent to United Utilities, SAS Logistics and Bristol & Avon.

The plot is surfaced with consolidated stone and has power and water.

NB: Foul water drainage will need to be dealt with by way of a septic tank.

Area	Acres	Hectares
Plot A	c.0.6	c.0.24



Planning | Rates | EPC | Terms

Planning

South Gloucestershire Council granted Planning Permission obtained under consent P16/4744/MW dated 20th June 2017 for the use of the site and that which adjoins to the South East for a waste transfer station with the subject site identified for the open storage or recycled aggregates.

Business Rates

Interested parties should make their own enquiries to South Gloucestershire District 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](#)

Tenure

The plot is available on a new full repairing an insuring leases for terms of years to be agreed subject to 5 yearly upward only rent reviews to the higher of open market rental value or annual RPI subject to a minimum of 2% and maximum of 5% pa exc.

Rent

£45,000 per annum exclusive of business rates, insurance, service charge and 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. 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:



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AK Ref: AJR/SC

Date: June 2024

Subject to Contract

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