

FOR SALE / MAY LET

Airfield House

Western Drive, Hengrove, Bristol BS14 0AF

Detached distribution/production and office building with secure yard

23,462 sqft on approx. 1.006 acres



Location

The property is situated on Western Drive, Hengrove, Bristol which links with Hengrove Way/Airport Road, the southern section of the A4174 Avon Ring Road.

Bristol city centre is approximately 4 miles to the north. The M5 (via J18) and M49 (J18a) link to south Wales within 9 miles.

The M32 is 6 miles to the north and is the link to the M4/M5 interchange at Almondsbury.

M32



J3 6 miles

M5



J18 9 miles

Bristol



4 miles

Bath



13 miles



Site Plan



Accommodation

Description

The property comprises a detached distribution/production and office premises within a secure site laid out to provide yard and car parking. The building is laid out in two sections comprising production and dispatch areas.

The warehouse/production building is of steel portal frame construction with insulated clad elevations beneath a pitched insulated roof incorporating 10% roof lights.

Access to the building is via 5 van dock level loading doors together with a single surface level door. The internal height to the eaves amounts to 5.6 and 6m.

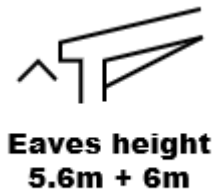
The offices are situated within an internal two storey pod and provide a combination of private and general offices together with a canteen area and WC facilities.

Externally there is a concrete/tarmac surfaced yard/car parking area which is fenced and gated.

Services

We are advised that 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 their state, condition and suitability.

Area	Sq ft	Sq m
Main warehouse/production area	8,211	762.82
Ground/first floor office ancillary	6,534	607.02
Production/loading bay	4,202	390.37
TOTAL	18,767	1,743.51
Mezzanine Floors	4,695	436.17
Total useable area	23,462	2,179.69
Site area	1.006 acres	0.41



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for Production/Storage and Distribution use but any occupier should make their own enquiries to the Planning Department of Bristol City Council to satisfy themselves of the suitability for the use.

Business Rates

The Valuation Office websites states that from April 2026 the property has a rateable value of £143,000.

Interested parties should make their own enquiries to the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is B 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](#)

Tenure

The property is held by way of a long leasehold interest for a term of 125 years from 08/01/990 expiring on 07/01/2115 at a ground rent of £6,000 p/a exc. The rent is reviewed 5 yearly with the next review due in January 2025.

Terms

The building is available to purchase with offers in excess of £2,500,000 sought for the long leasehold interest.

Consideration may be given to the grant of a new occupational lease for a term of years to be agreed to incorporate regular upward only rent reviews at a rental to be agreed with further details available upon request.

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/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser 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/ES/100353
Date: September 2024
Subject to Contract

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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.

