

Hawkesworth House [Yate Bristol BS37 5NW]



[TO LET Detached Distribution Building with Secure Yard
21,100 sq ft (1,960.25 sq m) on 1 acre (0.4 ha) approx.]



Location

The property is located on Hawkesworth Road off Armstrong Way on the established Great Western Business Park Yate approximately 12 miles North East of Bristol City centre.

Armstrong Way connects with the B4059 Stover Road, which links with the A432 Badminton Road and the Avon Ring Road (A4174) the link between junction 1 of the M32/ Junction 19 of the M4 and the A4 Bath Road.



Description

The property comprises a modern detached distribution/office building of steel portal frame construction and incorporates the following features:

- Front and rear secure yards
- Integral two storey office content
- 3 surface level loading doors
- 6.95m to eaves
- 10% roof lights

Accommodation

Area	Sq ft	Sq m
Ground Floor Warehouse/ Office Accommodation	18,222	1,692.88
First Floor Office Accommodation	2,878	267.37
TOTAL	21,100	1,960.25
Mezzanine Area	296	27.5

All measurements are approximate Gross Internal Areas.

Services

We are advised that main services including water, drainage and a three phase electricity supply are connected to the premises. We have not tested any of the installations and interested parties should satisfy themselves independently as to the availability, state and condition.

Planning

We understand that the property has consent for B8 (Storage and Distribution) uses.

Interested parties should make their own enquiries to the Planning Department of South Gloucestershire Council. Tel: 01454 868004 or www.southglos.gov.uk.

Lease

The property is available by way of the assignment of the existing full repairing and insuring lease, which is for a term of 11 years from 25/3/2012 incorporating five yearly upwards only rent reviews and subject to a schedule of condition.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rent

£145,075 per annum exclusive.

Business Rates

We are verbally advised that the property is currently assessed for rating purposes as follows:
Rateable Value - £86,500 (warehouse & premises)

EPC

The energy performance certificate rating is D (85).

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 landlords' discretion.

Viewing Arrangements

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



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