

KINGS WESTON

KINGS WESTON LANE · AVONMOUTH · BRISTOL · BS11 0YS



FOR SALE
(MAY LET)

**SECURE FENCED OPEN STORAGE
SITE WITH CONSENT FOR A DEPOT
PREMISES INCLUDING A DETACHED
DISTRIBUTION BUILDING OF
22,650 SQFT (2,104.19 SQM)**

12.42 ACRES (5.03 HA)

KINGSWESTON

LOCATION

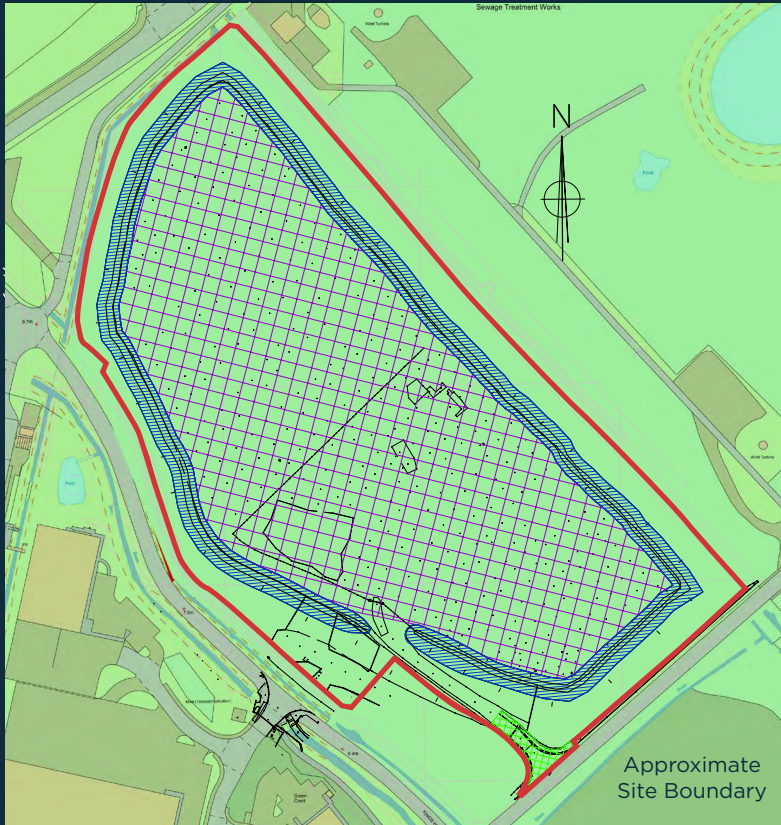
The site fronts Kings Weston Lane, which is accessed from the A403 St Andrews Road. The M5 at Junctions 18 and 18a and the connection to the M49 (South Wales) are approximately 2.0 miles to the south. The M4 /M5 interchange at Almondsbury is approximately 8 miles to the north with Bristol City Centre 8 miles to the south via the A4 Portway.

DESCRIPTION

The property comprises an elevated secure largely stoned surfaced plot with a single point of access which lends itself to a variety of open storage uses.

SITE AREA

The site has a usable bounded plateau area of 12.42 acres (5.03 ha) with the gross acreage to be sold or let (red line boundary) extending to 15.61 acres (6.32ha).



PLANNING

The site has an existing planning permission for open storage use and has most recently been used as a transport depot. The existing use excludes the storage & distribution of fuels, chemical products and scrap metal / vehicles with a further restriction stating stored products cannot exceed a maximum height of 4m.

A further planning consent (Application No 23/02992/F) dated 9/12/2024 has been obtained for "the Erection of a building comprising two warehouses with ancillary space for supporting uses, with an external yard for the storage & distribution of tool and plant hire (Use class B8) along with associated infrastructure".

Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. AK Hollister HD2417 11/25



TENURE

The site is available to purchase with offers in excess of £595,000 / acre exclusive of VAT being sought.

Alternatively consideration will be given to the grant of a new Full Repairing & Insuring Lease for a term of years to be agreed to incorporate 5 yearly upward only rent reviews to the greater of the passing, open market rental or annual RPI subject to a minimum of 2% and maximum of 5% per annum.

Individual rental proposals will be provided when the identity of the tenant and lease length is known.

Please note an unrestricted right of access will be granted over the section of the site hatched green for the benefit the vendors of their successors in Title.

DATA ROOM

Further background information is available in respect of the site and can be made available on request without warranty or reliance.

LEGAL COSTS

Each party will cover their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML/KYC

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

FURTHER INFORMATION

Please contact the sole agents.



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