

To Let (May Sell)



Detached Workshop/Office with Secure Yard

**301 Dean Road
Avonmouth
Bristol
BS11 8AT**

2,567 sq ft (238.52 sq m)

LOCATION

Dean Road is located within the established Severnside Trading Estate off St Andrews Road and Burcott Road.

Junction 18 of the M5 is approximately 2.5 miles to the South via St Andrews Road and Crowley Way which provides direct access with the M5/M49 via Junction 18/18A. Bristol City centre is approximately 8 miles to the South via the A4 Portway.

DESCRIPTION

The property comprises a detached workshop of steel portal frame construction with brick/block and clad elevations. Loading access is via two concertina doors (3.9m wide x 5.5m high). The internal height to the eaves comprises 4.6m.

A reception and office together with ancillary WC and kitchen facilities is also provided.

Externally, a dedicated yard/parking area is provided to the front of the property.

ACCOMMODATION

The building has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Unit 3	Sq ft	Sq m
Ground Floor Warehouse/Office/reception	2,292	213
First Floor Mezzanine	275	25.52
Total	2,567	238.52

All measurements are approximate Gross Internal Areas.

SERVICES

We understand the property benefits from 3 phase electricity supply, water and drainage.

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.

PLANNING

The unit has most recently used for storage and distribution (B8) purposes but may be suitable for light general industrial use, subject to the necessary planning consents being achieved.

Interested parties are advised to contact Bristol City Council Planning Department on 0117 922 3300.

TERMS

The property is available by way of new Full Repairing and Insuring Lease for a term of years to be agreed to incorporate 5 yearly upward only rent reviews.

Alternatively consideration will be given to the sale of the property.

RENT

£22,000 excluding VAT.

PRICE

£295,000 excluding VAT.

BUSINESS RATES

According to the Valuation Office Agency website (www.voa.gov.uk) the property has a rateable value of:

Description: Warehouse & Premises
Rateable Value: £16,000

The occupation of part will result in a reassessment of the rates.

REFERENCES/RENTAL DEPOSIT

The landlord reserves the right to request a rent deposit and/or references.

LEGAL COSTS

Prospective tenant will bear the Landlord's legal fees.



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.

THE CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007

Please see

www.leasingbusinesspremises.co.uk.

ASBESTOS REGULATIONS

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 Control of Asbestos Regulations 2012 (CAR 2012). 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.

ENERGY PERFORMANCE CERTIFICATES

The energy performance asset rating is B (49).

The full certificate and recommendations can be provided on request.

SUBJECT TO CONTRACT

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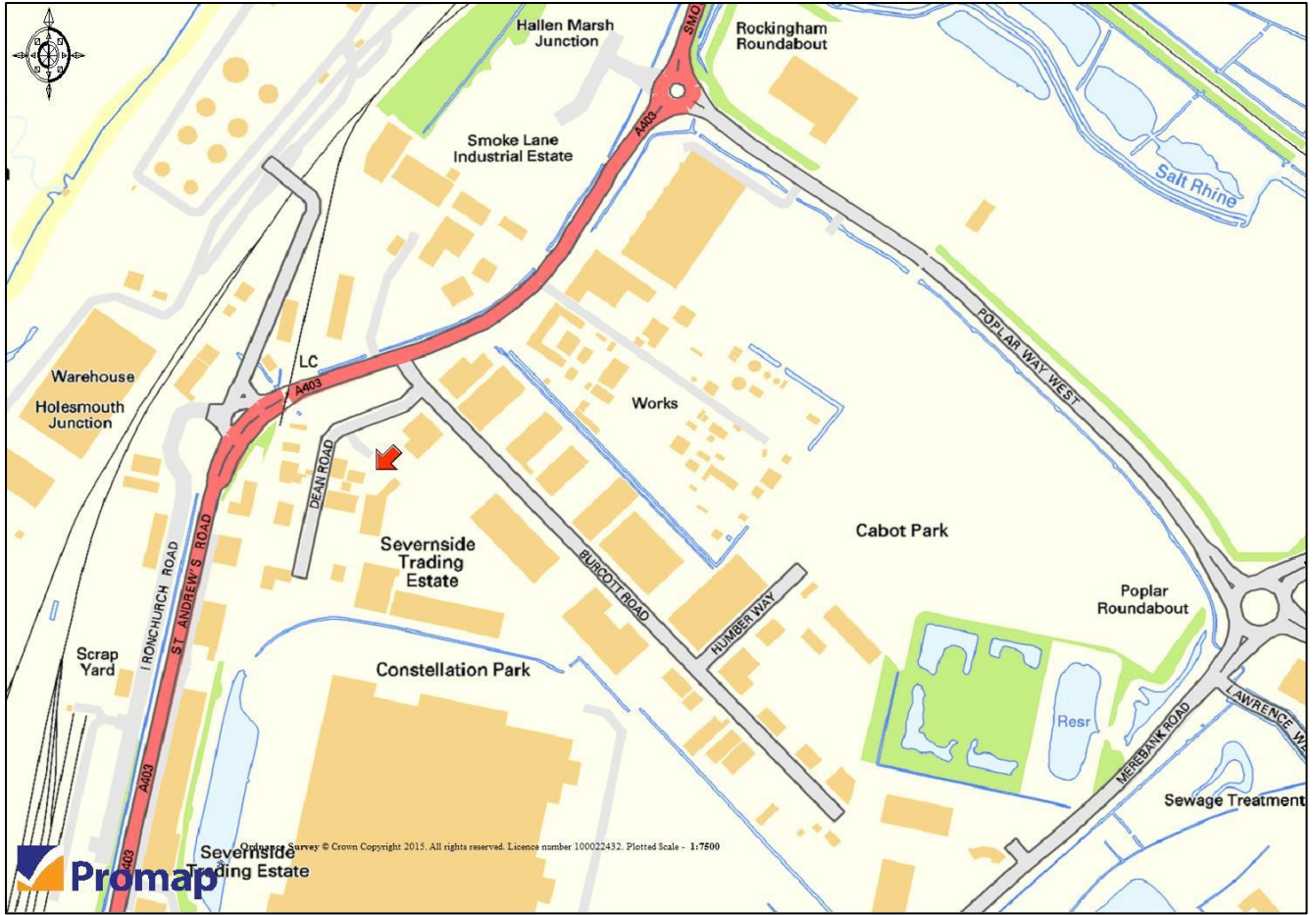
VIEWING ARRANGEMENTS/FURTHER INFORMATION

Alder King Property Consultants

Contact Emma Smith
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Email esmith@alderking.com

Ref ES/RH/0164/81910
Date July 2015





Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.



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