



alder king

PROPERTY CONSULTANTS

TO LET

Units 3a & 4, Portview Road

Avonmouth, Bristol BS11 9FW

Industrial unit – 5,503 - 11,009 sq ft (1023.13 sq m)

Location

The property is situated on Portview Road in Avonmouth. Located just half a mile from Jct 18 and 18a (the link to the M49 and South Wales) of the M5 and within 7 miles of the M4/M5 interchange at Almondsbury, the property benefits from excellent transport links. In addition Bristol City Centre lies approx. 7 miles to the South via the A4 Portway.

M4



7 miles

M5

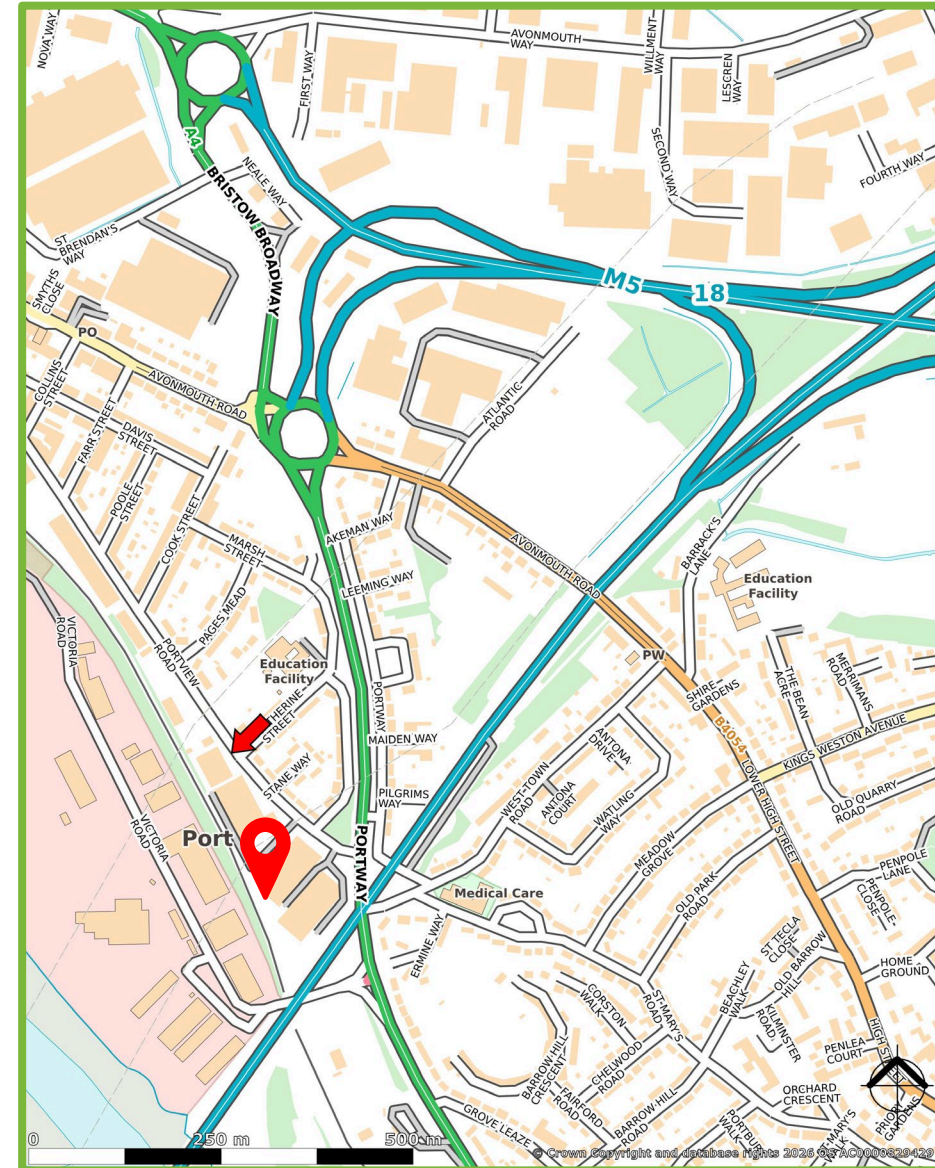


0.5 mile

Bristol



7 miles



Accommodation

Description

The property comprises a mid and end of terrace industrial unit with steel frame construction with traditional brick and clad elevations.

Unit 4 occupies a mid terrace position, and Unit 3a is an end of terrace.

Unit 4 is accessed via roller shutter doors in the front and rear elevations. Unit 3a has front and side loading doors. The internal height to eaves is approximately 3.7m.

Both properties benefits from first floor offices and allocated parking.

Surface level
Doors = 2



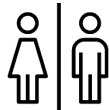
Office content



On-site
parking



WC facilities



Services

We are advised that all 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 the state and condition of such items.

Area	sq ft	sq m
Unit 3A (end of terrace)		
Ground Floor	4,865	452.02
First Floor	641	59.56
Unit 3A Total	5,506	511.51
Unit 4 (mid terrace)		
Ground Floor	4,857	451.23
First Floor	646	60.01
Unit 4 Total	5,503	511.52
TOTAL	11,009	1023.13

Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

Tel: 0117 922 2000 or (www.bristol.gov.uk)

Business Rates

Interested parties should make their own enquiries to Bristol City 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](#)

Energy Performance Certificate

The EPC Ratings are C-68 for Unit 3a and C-66 for Unit 4. Full certificates can be provided on request.

Legal Costs

Each party is to be responsible for their own legal costs.

Terms

The units are available on new full repairing lease with terms to be negotiated.

Rent

Unit 3A - £55,000 per annum excl of VAT

Unit 4 - £55,000 per annum excl of VAT

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 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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COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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.

