

FOR SALE / MAY LET

Enterprise House

Bradley Road, Portbury, Bristol, BS20 7NX

Detached distribution/office building with secure yard

31,296 sqft

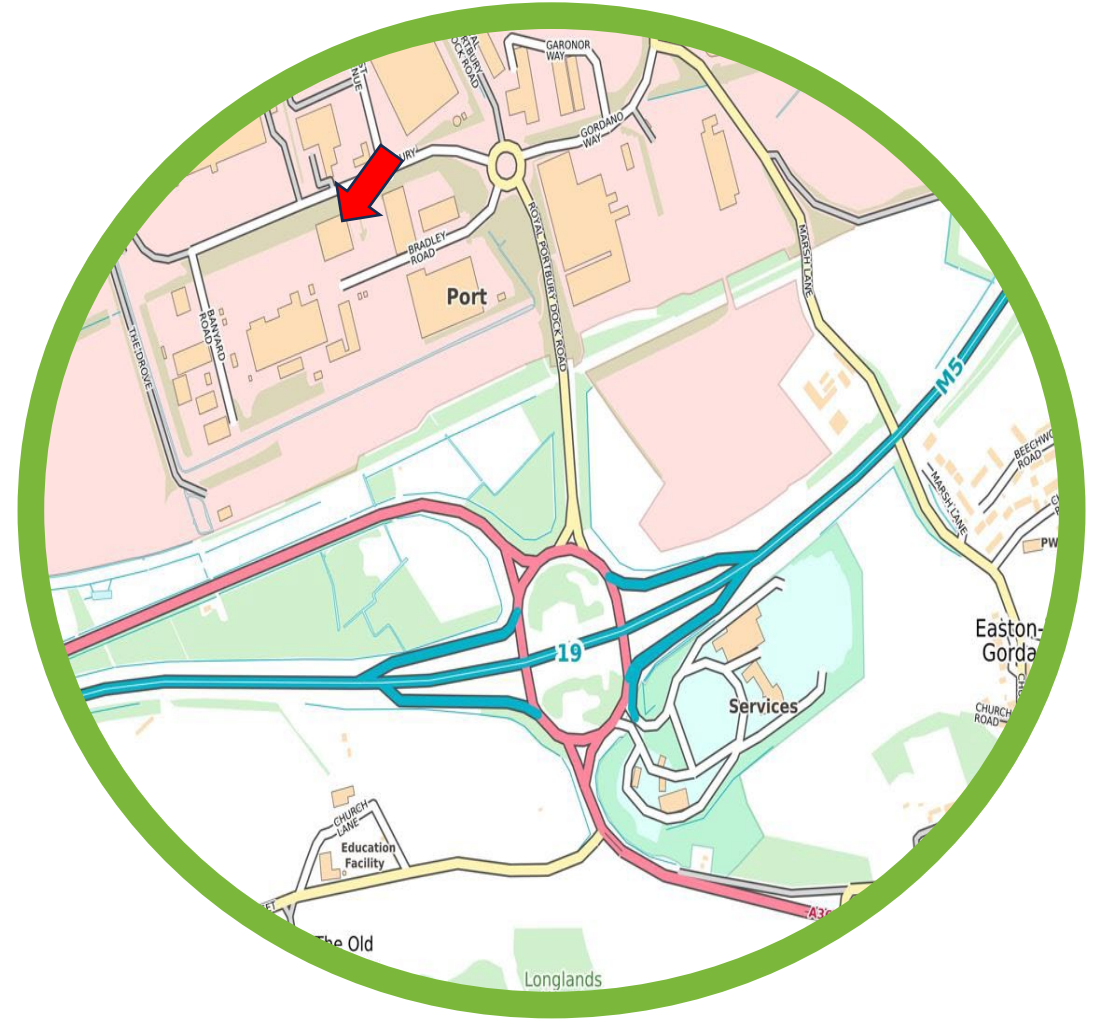
on approx. 1.42 acres



Location

The property is situated on Bradley Road, Portbury, Bristol approximately 0.5 miles from J19 of the M5 on the edge of the established Royal Portbury Dock.

Bristol city centre is approximately 7 miles to the south west. The M49 (via J18/18a of the M5) the link to south Wales is approx. 3 miles with the M4 (M5 interchange at Almondsbury approx. 9 miles to the north).



M4



9 miles northeast

M5



0.5 miles

M49



3 miles

Bristol



7 miles

Accommodation

Description

The property comprises a detached distribution and offices premises with separate and adjoining yard and car parking area. Access from Bradley Road is via an access (hatched blue) shared with the adjoining occupier.

The warehouse is of steel portal frame construction with a combination of brick/block and insulated clad elevations beneath a pitched insulated roof incorporating 10% rooflights.

Access to the building is via 5 dock level loading doors together with a single surface level door. The internal height to the eaves amounts to 11m.

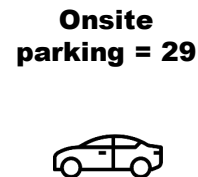
The offices are situated within an externally constructed linked two storey pod and provide a combination of private and general offices together with a canteen area and WC facilities.

Externally there is a concrete surfaced yard which is fenced and gated.

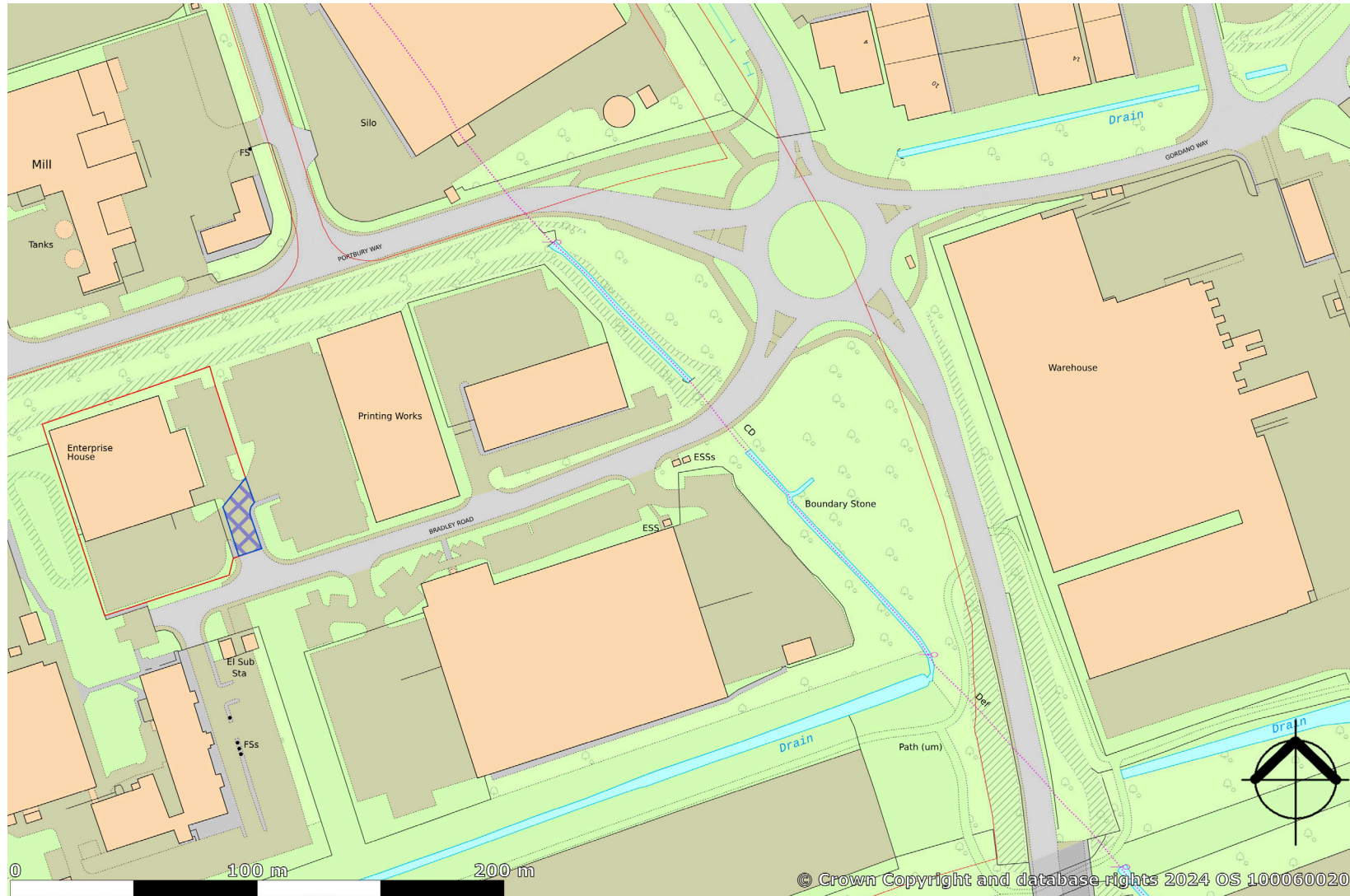
Services

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 |
|---------------------------|---------------|-----------------|
| Ground floor warehouse | 22,418 | 2,082.65 |
| Ground floor office | 1,598 | 148.49 |
| Total usable floor area | 1,598 | 148.49 |
| TOTAL | 25,614 | 2,379.63 |
| Mezzanine | 5,682 | 527.9 |
| Total Useable Area | 31,296 | 2,907.53 |
| Site Area | 1.42 acres | 0.57ha |



Approximate site boundary



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the property has planning consent for Storage and Distribution use but occupiers should make their own enquiries to the Planning Department of North Somerset Council.

Business Rates

Interested parties should make their own enquiries to North Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

The current rateable value is assessed at £207,000.

Energy Performance Certificate

The EPC assessment has been instructed with further details available upon 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 149 years from 27/08/1961 expiring in 26/08/2110 at a peppercorn rent.

Terms

The building is available to purchase with offers in excess of £3,950,000 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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Subject to Contract

Important Notice

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1. Money Laundering Regulations 2017

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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.

alder king

PROPERTY CONSULTANTS

