

# Preliminary Announcement

## TO LET

Detached Distribution/Office Premises  
With Secure Yard

24,671 sq ft (2,290 sq m)

**Unit Q**  
**Millbrook Road**  
**Stover Trading Estate**  
**Yate**  
**Bristol**  
**BS37 5PB**



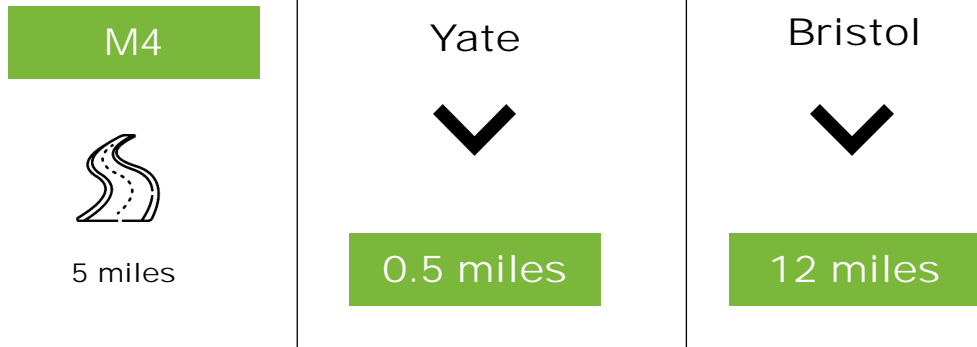
# Location

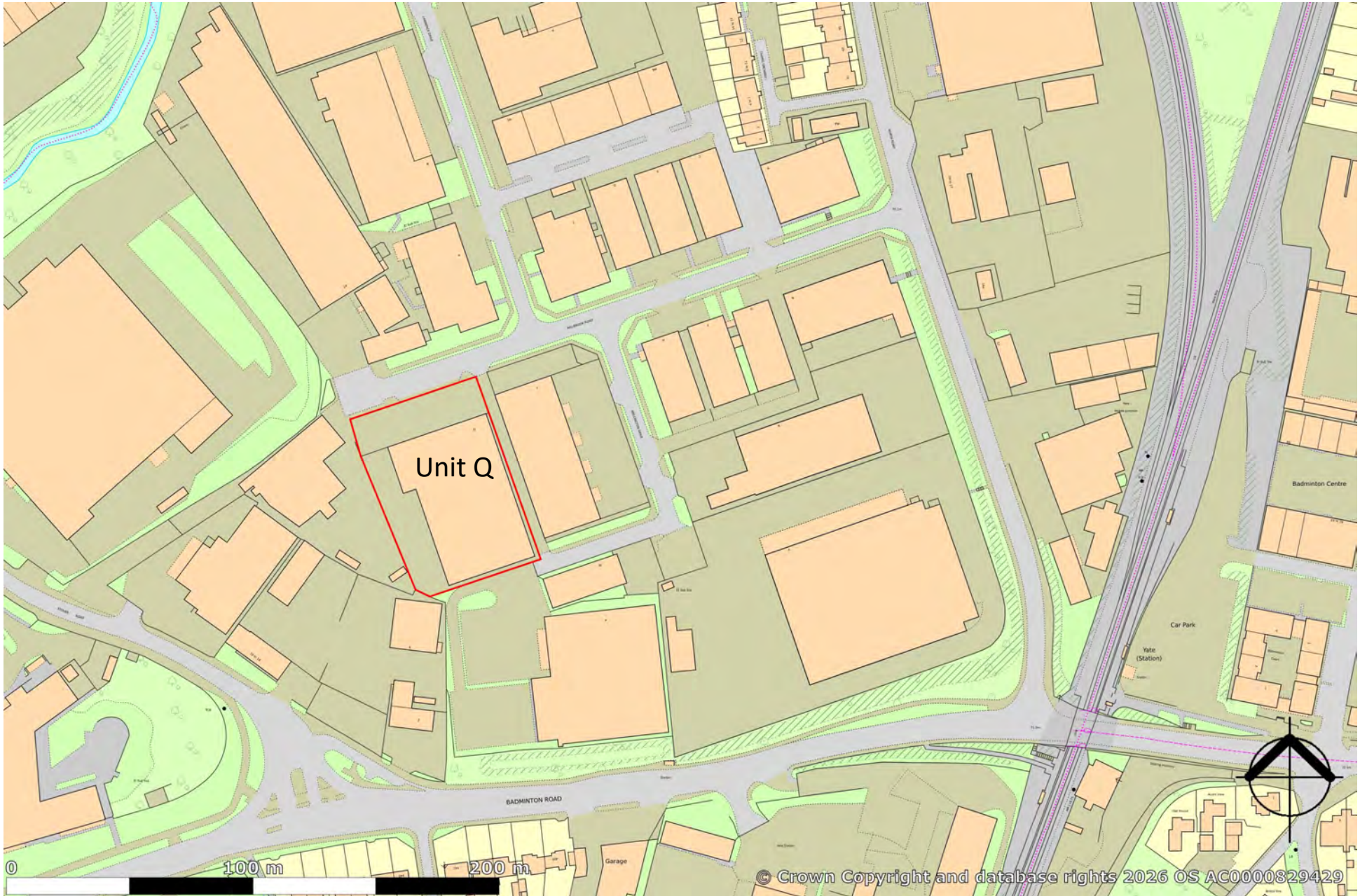
The property is located on Millbrook Road within the established Stover Trading Estate accessed from North Road, the link to the Badminton Road (A432) which connects with the Avon Ring Road (A4174) and subsequently Junction 1 of the M32.

The scheme also has a second access from Yate Road through the connecting & adjoining Beeches Industrial Estate.

The scheme is located approximately 12 miles north east of Bristol City Centre with access to the M4 motorway via Junction 19 to the West and Junction 18 to the East.

Yate Railway Station is within 0.5 miles.





\*Approximate Boundary

# Accommodation

## Description

The property comprises a detached double bay distribution/office building of steel portal frame construction with a combination brick/block/high level glazing and clad elevations beneath an insulated pitched roof incorporating 10% translucent roof lights.

The floor is of concrete construction with an internal height to the eaves 5.5m (4.75m to haunch). Loading access is via three surface level loading doors with two situated in the front elevation and one to rear of the building accessed via the yard.

One of the bays has a 5 tonne overhead Demag crane which is currently decommissioned.

To the side of the building there is a single storey office block which has been divided to provide a combination of private, general offices together with amenity space and toilets.

Externally there is a loading forecourt together with a secure yard which runs along the side elevation of the building.

## Services

We are advised main services comprising water, drainage and a three phase supply are connected to the building.

Area	sq ft	sq m
Ground Floor Distribution Area	23,645	2,196.7
Ground Floor Office	1,026	95.3
<b>Total Useable Floor Area</b>	<b>24,671</b>	<b>2,290</b>
Mezzanine Floor (likely to be removed)	5,244	487.2

The figures referred to above are approximate gross internal areas, imperial and metric

# Planning | Rates | EPC | Terms

## **Lease**

The property is available by way of a new Full Repairing and 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 compound CPI to a minimum of 2% and maximum of 5% pa. The lease will be drafted outside the Security of Tenure Provisions of the 1954 Landlord & Tenant Act.

## **Rent**

£250,000 per annum exclusive of Rates, Insurance, Service Charge and VAT.

## **Planning**

We are advised that the property has most recently been used for B8 Storage & Distribution uses under the Town & Country Classes Order 1987. The property is equally suited to Light or General Industrial uses subject to obtaining the appropriate planning consents being obtained.

All applicants are advised to make their own enquiries with the Planning Department of South Gloucestershire District Council 01454 865 250 [www.southglos.gov.uk](http://www.southglos.gov.uk) to establish the current use is suitable for their requirements.

## **Business Rates**

According to the Valuation Office Agency website the property has a Rateable Value of £156,000. Interested parties should make their own enquiries to South Gloucestershire District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment [www.voa.gov.uk](http://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**

An EPC has been commissioned and will be available for inspection.

## **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. We recommend that the prospective tenants/purchasers 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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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.

