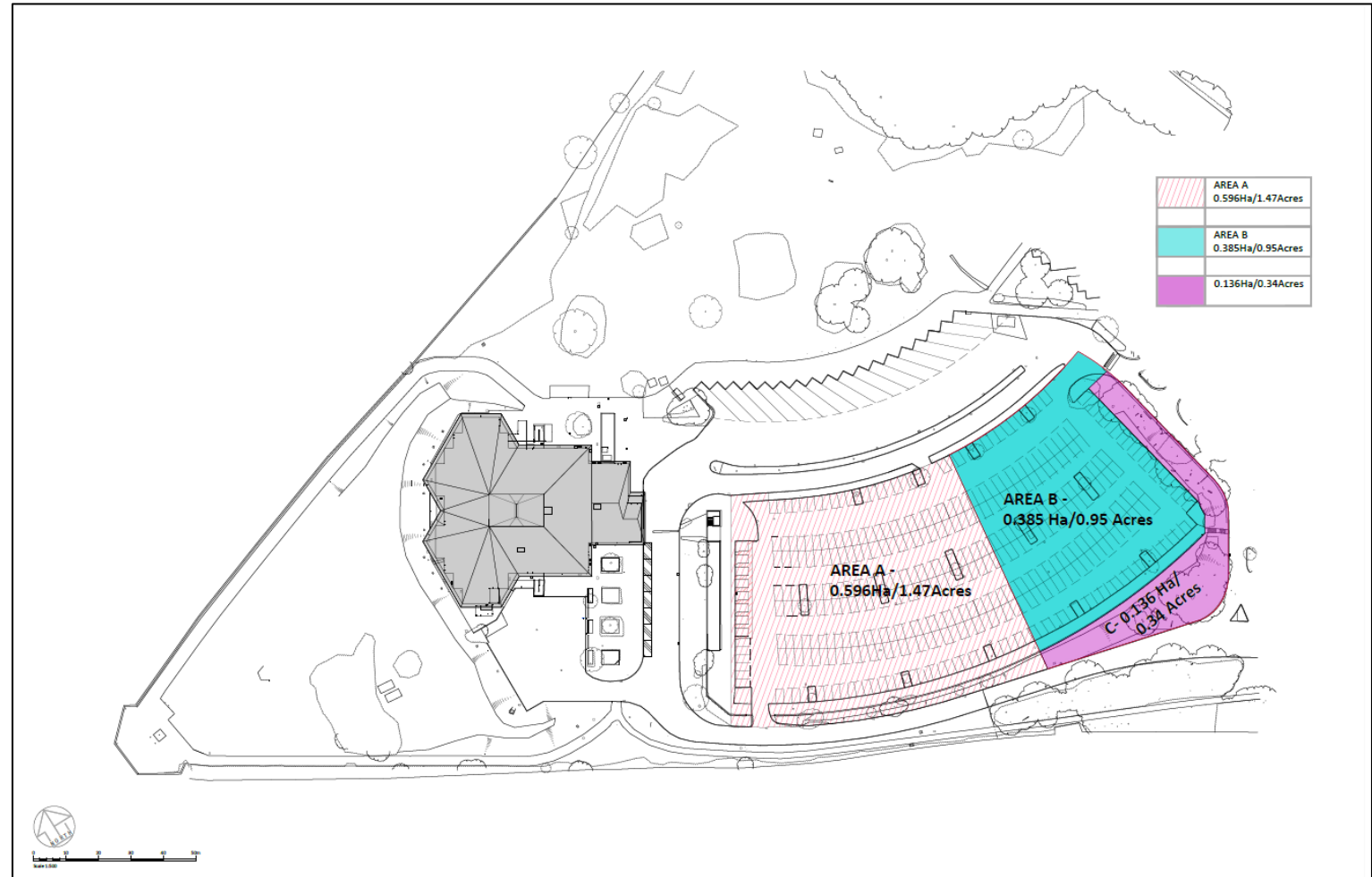


Brightside Park
Aust
Bristol
BS35 4BL

Parking / Open Storage Opportunities

- 1.47 acres – **TO LET SHORT TERM**
- 0.95 acres – **TO LET / FOR SALE**



Location

The site is located within the Aust Services adjacent to junction 1 of the M48.

Avonmouth is 8 miles to the South West via the A403 (Severn Road) and Bristol is 14 miles to the east via the M48/M4/M32.



M4/M5



8 miles

Bristol



14 miles

Cardiff



31 miles

Newport



20 miles

Site

Description

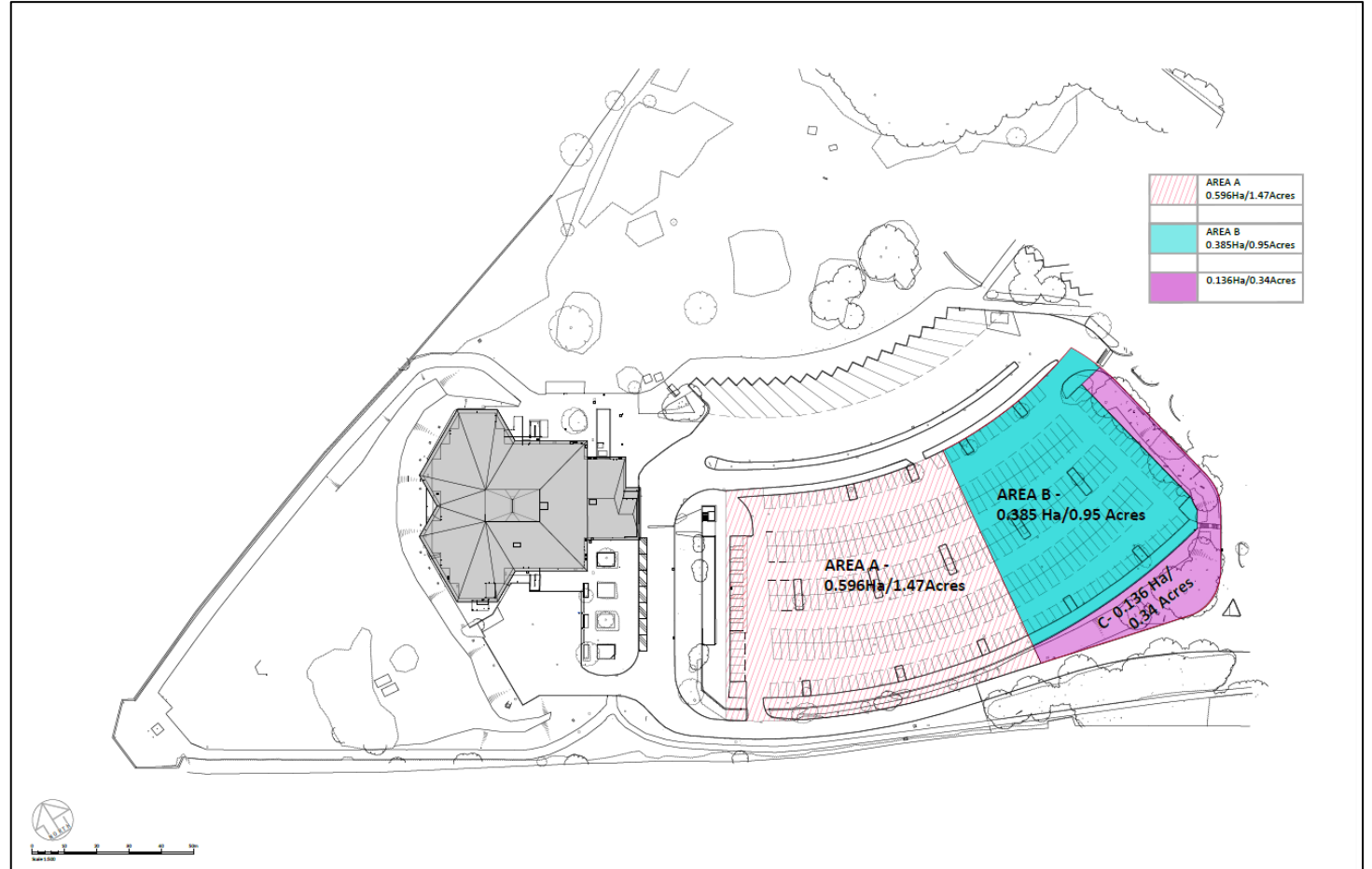
The plots comprise two parcels of land which will be created from the parking area of the original Aust Services.

The site is surfaced with tarmac with the boundaries to be created with heras fencing.

Services

The sites are currently un-serviced.

Areas	Acres	Hectares
Plot A	1.49 acres	0.60 ha
Plot B	0.95 acres	0.52 ha



Planning | Rates | Terms

Lease

Plot A

The property is available on a new full repairing lease for a maximum term up to June 2026 to be drafted outside the Security of Tenure provisions of the 1954 Landlord and Tenant Act.

Plot B

The property is available on a new full repairing lease for a term of years to be agreed to be drafted outside the Security of Tenure provisions of the 1954 Landlord and Tenant Act.

The lease will incorporate five yearly upward only rent reviews to the greater of open market rental or annual compound CPI subject to a minimum of 2% and maximum of 5% per annum.

Rent

Plot A - £111,750 per annum exclusive of rates, insurance, VAT and service charge.

Plot B - £71,250 per annum exclusive of rates, insurance, VAT and service charge.

Consideration may be given to the sale of Plot B by way of a 999 year ground lease at a peppercorn rental and subject to the estate wide service charge.

The long leasehold interest will permit the use of the site for employment uses falling within Classes E1(g), B2 and B8 of the Use Classes Order.

Legal Costs

The site is owned by the Gympanzees Charity. The incoming tenant will cover the Landlord's legal and surveyor fees.

Planning

All parties should make their own enquiries to the Planning Department of South Gloucestershire Council - Tel: 01454 868004 or www.southglos.co.uk

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.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)



VAT | AML | References/Deposits

AML

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

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.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA

www.alderking.com

AK Ref: ES/0164/101132

Date: July 2025

Subject to Contract

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Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

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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.