



FOR SALE/MAY LET
ENTERPRISE HOUSE, BRADLEY ROAD, PORTBURY,
BRISTOL. BS20 7NX

- **Excellent access to motorways: M5 – 0.5 miles, M4 – 9 miles to NE, M49 – 3 miles and Bristol – 7 miles.**
- **Approximately 1.42 acres with secure yardage, parking and with a total of approximately 31,296 sq.ft.**
- **VIEWING: Joint Agents: Celt Rowlands & Co. - 01691 659659 or Alder King – 0117317 1071.**

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).

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 (marked in black) 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
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TOTAL APPROX.	25,614	2,379.63
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Mezzanine	5,682	527.9
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Total Useable Area Approx.	31,296	2,907.53

Site Area Approx. - 1.42 acres/0.57h



Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details



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 27/08/1991 expiring in 26/08/2140 at a peppercorn rent.

Terms

The building is available to purchase with offers, subject to contract, 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,

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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

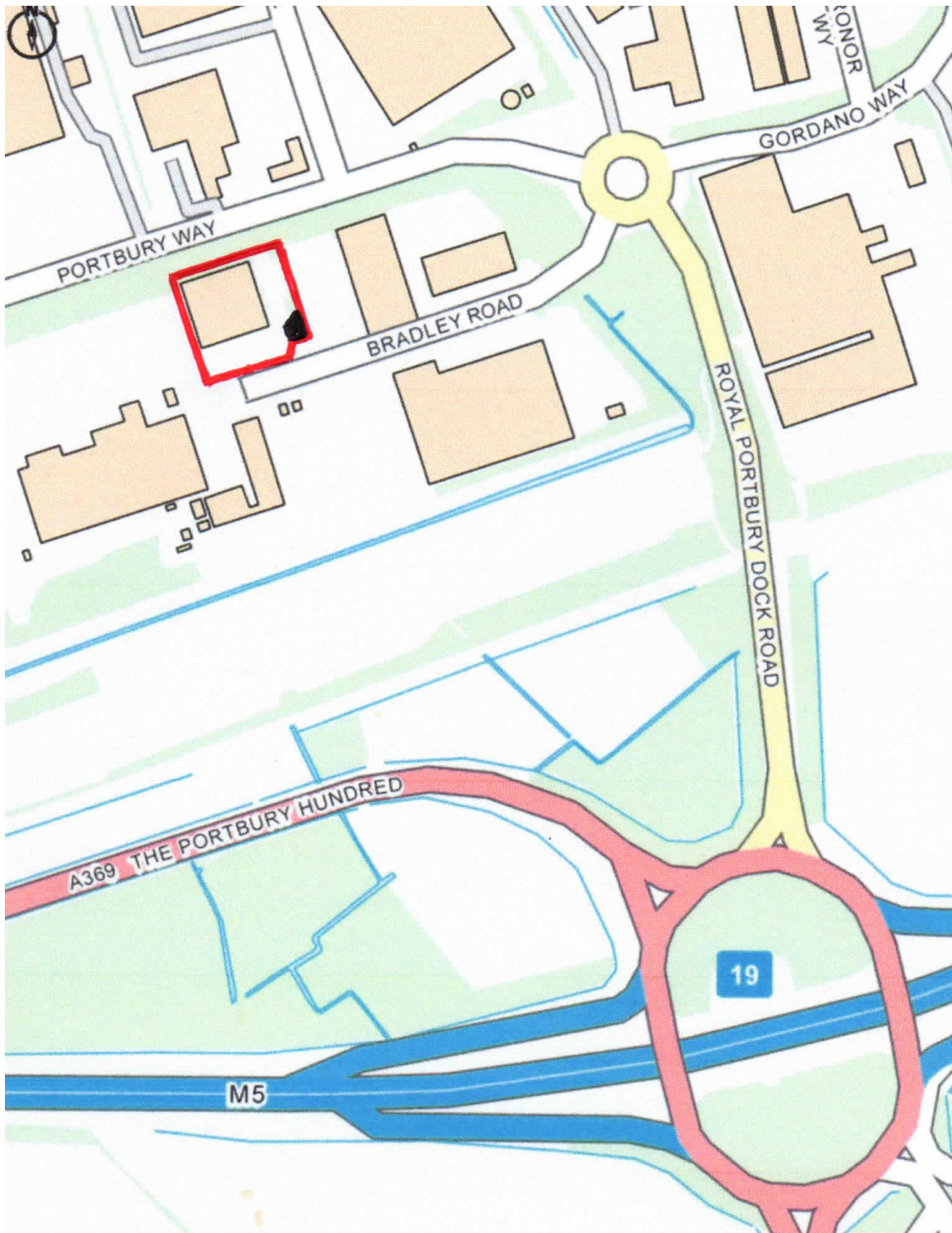
Please contact the joint agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com or Joint Agents – Alder King on 0117 3171071.

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