

TO LET (MAY SELL)

Unit 6 Septimus Buildings

Hawkfield Business Park, Whitchurch BS14 0BN

Warehouse / office – 3,453 sq ft



Location

Hawkfield Business Park is a well-established commercial location in South Bristol, situated approximately 4 miles south of Bristol City Centre.

The property is located just off Whitchurch Lane, close to the junction with the A4174 Avon Ring Road, which provides convenient access across the city and to the wider motorway network.

The A4174 connects directly to the A4 Bath Road (linking Bristol and Bath), as well as the A38 and A3029, providing routes to Bristol Airport and the M5 corridor.

M4



7 miles

M5

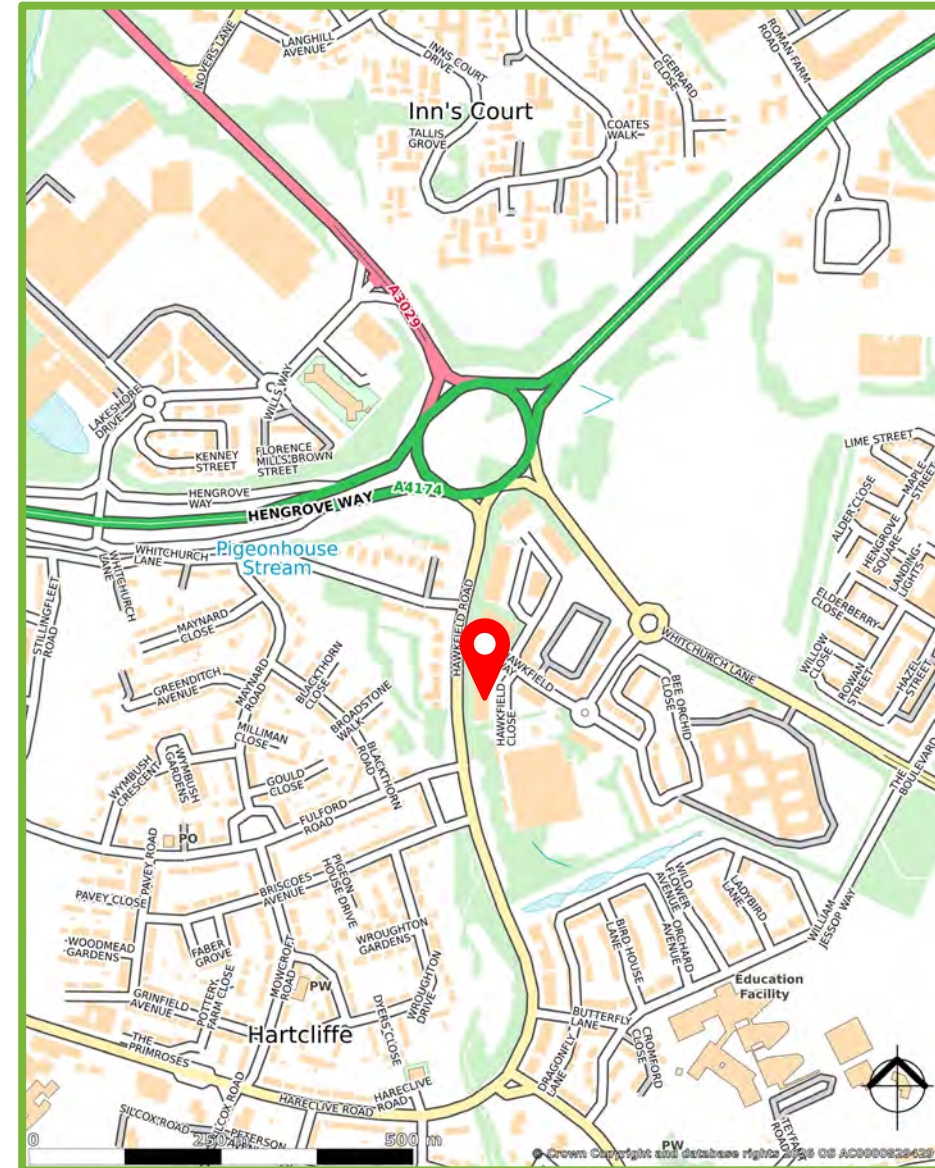


8 miles

Bristol



4 miles



Accommodation

Description

The property comprises a mid terrace, two storey building with ground and first floor accommodation.

The property is access via a pedestrian entrance to the front elevation.

Parking

The accommodation has a total of 6 available parking spaces.

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
Ground floor office/storage	2,068	192.12
First floor office	1,385	128.67
TOTAL	3,453	320.79

Suspended
ceilings



Comfort
cooling



On-site
parking



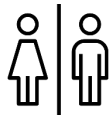
Recessed
lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

The property has most recently been used as office accommodation and any occupier should make their own enquiries to the Planning Department of Bristol City Council. Tel: 0117 922 3000 or www.Bristol.gov.uk

Business Rates

The property is listed as workshop and premises with a rateable value of £29,750.

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 property has an EPC rating of E (116).

Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent

£40,000 per annum exclusive of VAT.

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 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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AK Ref: 102699 **Date:** 06/2026 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
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PLANNING



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PROFESSIONAL
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MANAGEMENT
SERVICES



ASSET
RECOVERY

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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.

