

alder king

PROPERTY CONSULTANTS

TO LET



WAREHOUSE
1

Unit 17 Avonbridge Trading Estate

Atlantic Road, Avonmouth, Bristol BS11 9QD

Warehouse / Distribution Building with Self-Contained Yard
18,395 sq ft

Location

Avonbridge Trading Estate is located adjacent to the M5 J18a which provides direct access to the South West and Midlands.

The M4/M5 Interchange is only 6.8 miles to the North.

The Industrial Estate is located directly off the Portway roundabout which provides a direct link to the A4 Portway which connects Avonmouth with Bristol City Centre.

Other occupiers on the estate include Screwfix, Howdens, Chubb Fire and Security and Gap Plant and Tool Hire.



M4



7.5 miles northeast

M5



0.5 east

Bristol



8.5 miles

Accommodation

Description

The property comprises an end of terrace steel portal frame building that benefits from a self-contained side yard, separate parking area, two surface level loading doors and a two-storey office content.

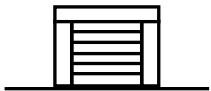
The offices provide a mixture of open plan and individual offices along with a meeting room and kitchen area.

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 the state and condition of such items.

Area	Sq ft	Sq m
Ground floor warehouse	15,257	1417.40
Ground floor office	1,922	178.55
First floor office	1,216	112.95
TOTAL	18,395	1,708.92

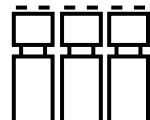
**Surface level
doors = 2**



**Eaves height
6.3m**



**Self contained
yard**



Office content



Kitchenette



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for storage and distribution use but any occupier should make their own enquiries to the Planning Department of Bristol City Council to satisfy themselves as to the suitability of the premises for their use.

Business Rates

The property is listed on the Valuation Office Agency website as Warehouse and premises. With a rateable value of £120,000 (April 2023).

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

Energy Performance Certificate

The EPC Rating is B and the full certificate can be provided on request.

Code for Leasing

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

Lease/Tenure/Terms

The property is available by way of a new Full Repairing & Insuring sub lease for a term to expire in March 2027 to be drafted outside the Security of Tenure Provisions of the 1954 Landlord & Tenant Act.

Rent

The current rent passing amounts to £149,000 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits (for leasehold only)

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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AK Ref: ES/101261

Date: April 2025

Subject to Contract



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Important Notice

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

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

1. Money Laundering Regulations 2017

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.

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