



# TO LET / FOR SALE

## Detached Production/Office building with secure yard

22,140 sq ft (2,056.84 sq m)  
on  
2.2 acres (0.89 ha)

Third Way  
Avonmouth  
Bristol  
BS11 9YS

**alder king**

PROPERTY CONSULTANTS

# Location

The property fronts Third Way which links with St Andrews Road/Crowley Way and Avonmouth Way the access to Junctions 18 and 18a (the link to the M49 and South Wales) of the M5.

The M4/M5 interchange at Almondsbury is situated approximately 7 miles to the north with Bristol City Centre accessed via the A4 Portway approximately 7 miles to the south east.

**M4/M5**



**7 miles north**

**Bristol**



**7 miles**





M4/M5 Interchange  
6 miles

M49

M5

J18/18A

Avonmouth Way

Third Way

Crowley Way

A4

# Accommodation

## Description

The property comprises a detached production, office and storage building on a flat irregular shaped site which is laid to concrete/tarmac.

## Production Building

The building is constructed around a steel frame with brick/metal clad elevations beneath a double pitched, corrugated asbestos sheet roof. Loading access is via two roller shutter loading doors.

Internally the factory comprises two bays with the first having an eaves height of approximately 5.8m. The second bay has a steel truss the underside of which is 5.5m from the slab. The property is lit via sodium lights.

## Office Building

The office building is detached and constructed of cavity brick work with profile steel cladding around parapet.

Internally the building provides a reception with a combination of general / private offices and cloakroom facilities.

## Yard

The yard is concrete surfaced and enclosed by a steel palisade fencing. Access is from Third Way via a single point immediately adjacent to the office block. There is a separate car park area with a tarmac surface fronting Third Way.

**Please note National Grid have a right of access to maintain/repair the overhead cables.**

## 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 in advance of acquiring the building.

Area	Sq ft	Sq m
Ground floor office	1,476	137.42
First floor office	1,476	137.42
<b>Total</b>	<b>2,952</b>	<b>274.84</b>
Production building	18,880	1,754
External store/plant room	308	28.6
<b>Total useable floor area</b>	<b>22,140</b>	<b>2,056.84</b>
<b>Site area</b>	<b>2.2 acres</b>	<b>(0.89ha)</b>



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for B2 together with ancillary office and storage uses. Any occupier should make their own enquiries to the Planning Department of Bristol City Council.

[www.Bristol.gov.uk](http://www.Bristol.gov.uk)

## Business Rates

The property is listed on the Valuation Office Agency as 'factory & premises' with a rateable value of £143,000 (April 23).

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](http://www.voa.gov.uk).

## Energy Performance Certificate

An EPC has been commissioned and is available for inspection confirming ratings of C (production building) and E (office building).

## Code for Leasing

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

## AML

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

## Lease

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed to be drafted outside of 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 the passing, open market rent or annual compound CPI subject to a minimum of 2% p/a and maximum of 6% p/a.

## Rent

The property is offered for lease at an initial rental of £260,000 per annum exclusive of VAT.

## Price

Consideration may be given to the sale of the freehold interest with offers in excess of £3.5 million exclusive of VAT being sought.

## 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.

# Viewing Arrangements

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



## Alder King Property Consultants

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[www.alderking.com](http://www.alderking.com)

**AK Ref:** AJR/ES

**Date:** January 2025

**Subject to Contract**



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## Important Notice

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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.

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