

# Preliminary Announcement – To be refurbished

## TO LET (MAY SELL)

Detached Distribution Unit with Secure Yard

19,317 sq ft (1,794 sq m)

On approx. 1.4 acres (0.57 ha)

**Tower Lane, Warmley, Bristol, BS30 8XT**

**Available Autumn 2026**



# Location

The property fronts Tower Lane which connects to the A4174 Bristol Ring Road linking the M32 (J1)/M4 motorway to the north with the A4 Bristol to Bath Road to the south.

Bristol City Centre is approximately 7 miles to the West with Bath approximately 8 miles to the South East.

**M32**



**7 miles northwest**

**M4**



**7 miles northwest**

**Bristol**

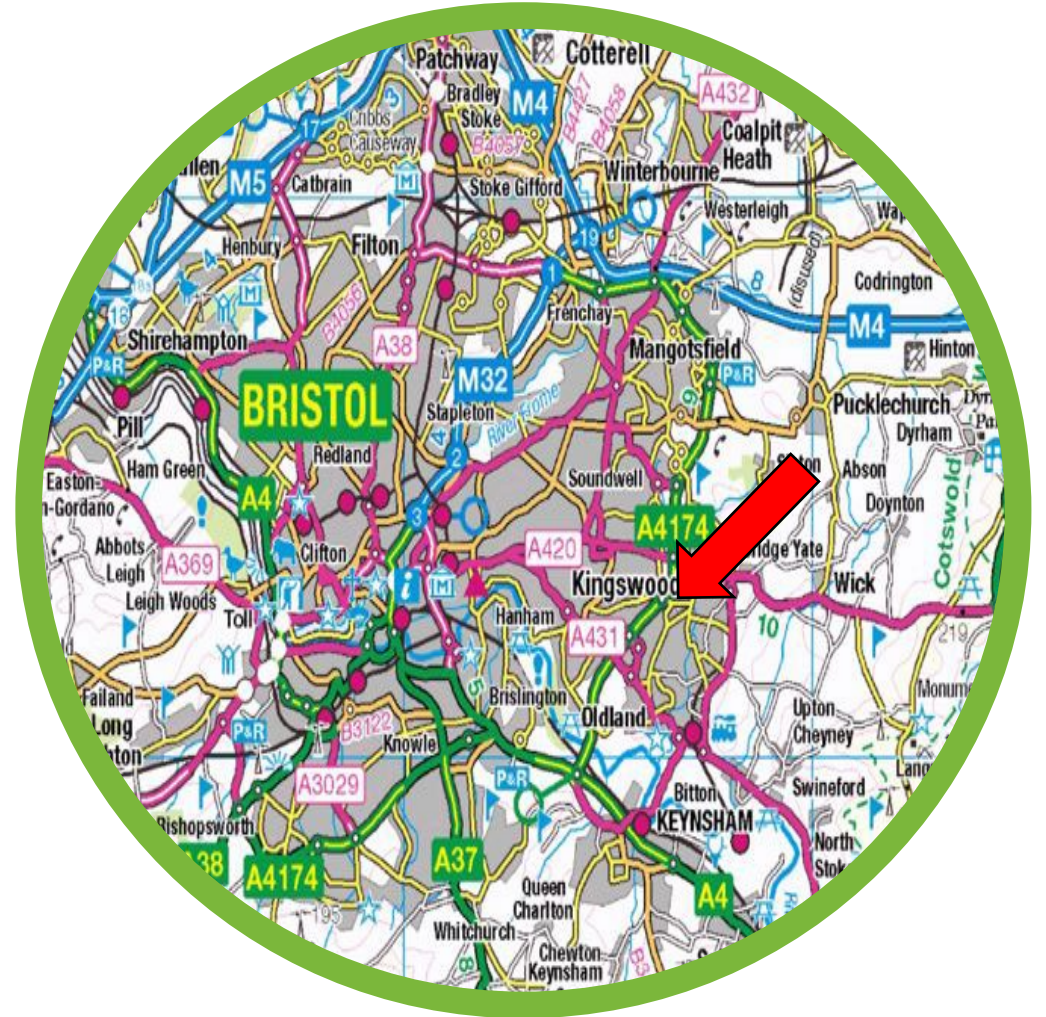


**7 miles**

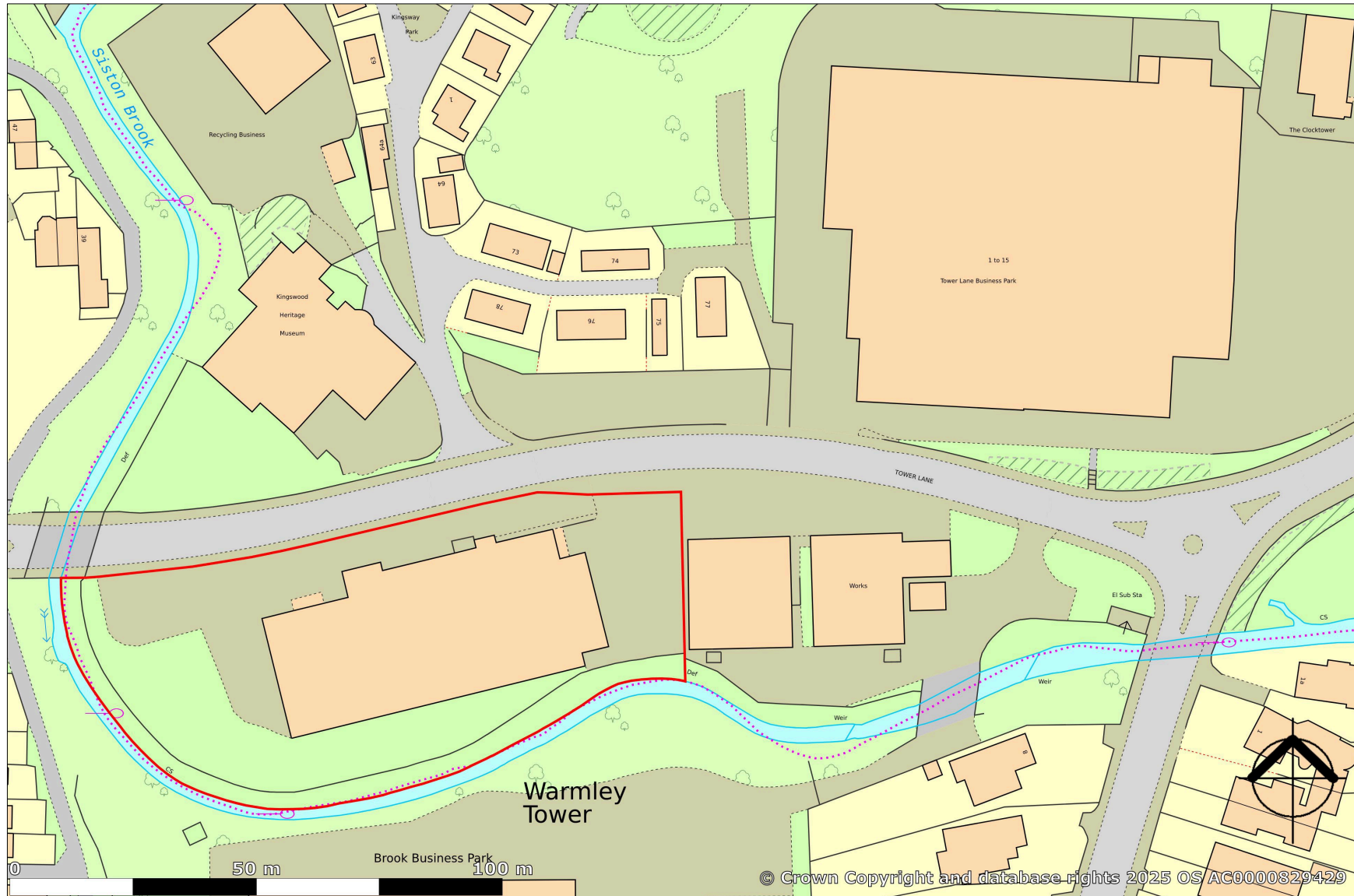
**Bath**



**8 miles**



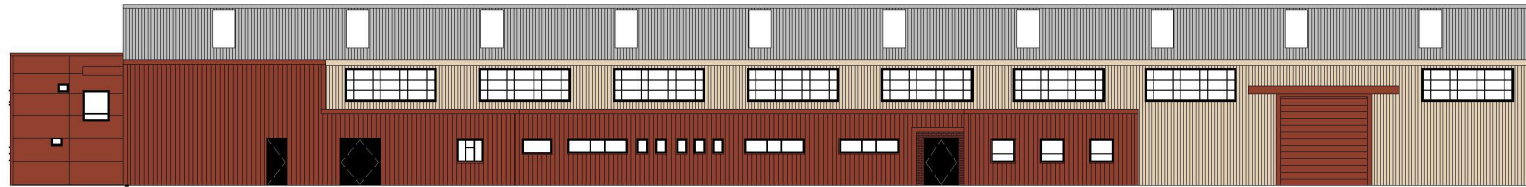
# Site Plan



# Indicative Plans

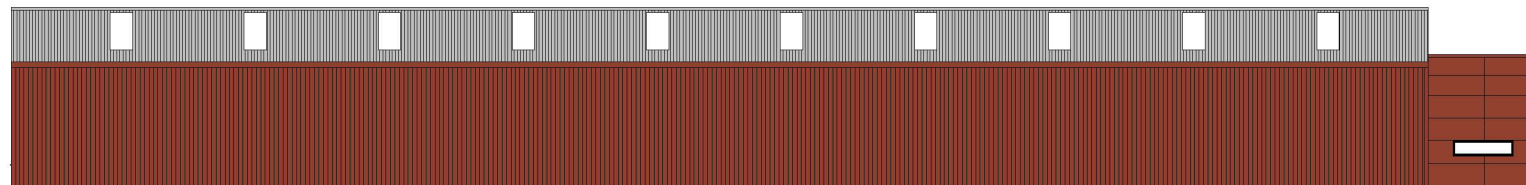
**Proposed Right Hand Site Elevation**

Goosewing Grey 10A05
  Terracotta 04C39
  Honesty 10C31



**Proposed Left Hand Site Elevation**

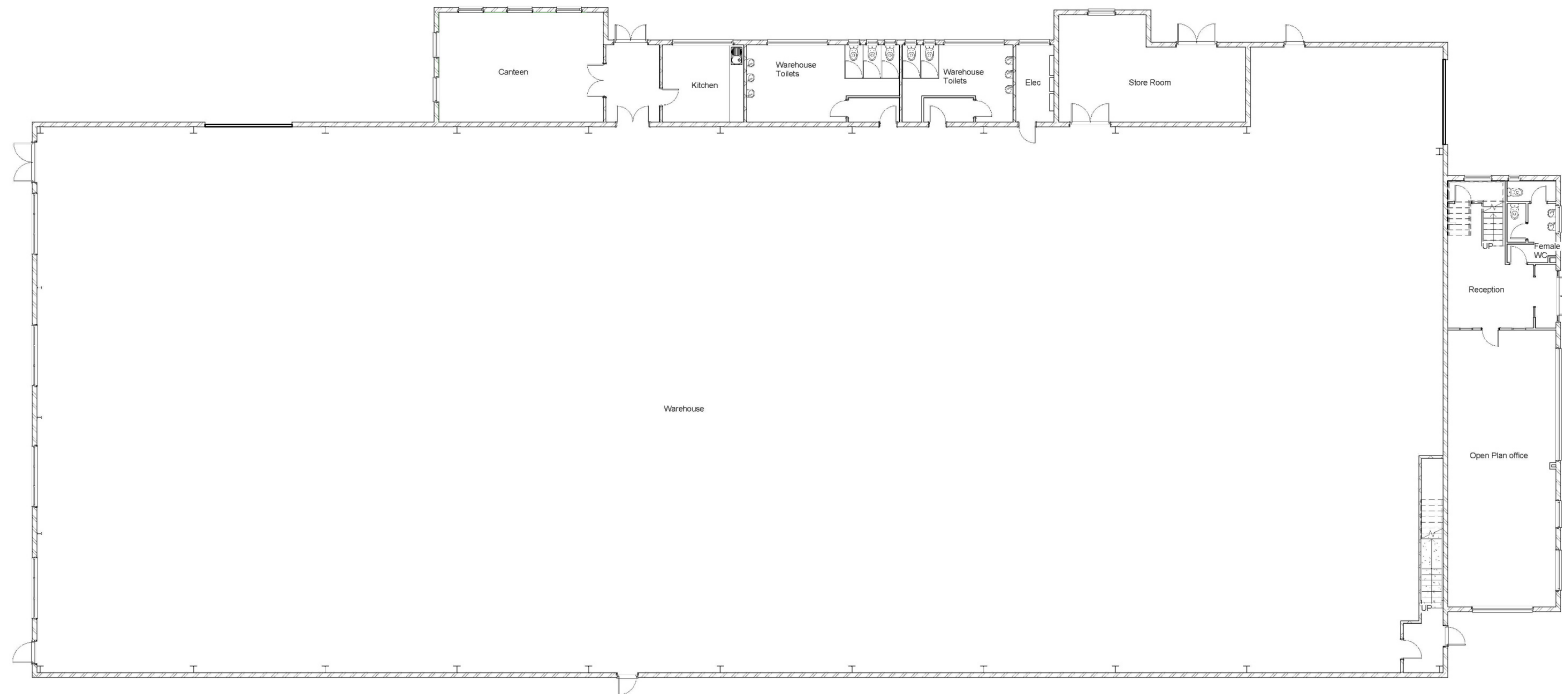
Goosewing Grey 10A05
  Terracotta 04C39
  Honesty 10C31



**Ellemby Contracts Ltd**

Client	Project	Drawing Title	Drawing number	Scale (@ A3)	Date	Rev
Stearn	Stearn Bristol - Building Refurbishment	Proposed RHS & LHS Elevation	PRHS101 & PLHS101	1:200	26/01/2026	B

# Indicative Plans



# Accommodation

## Description

The property comprises a detached distribution/office building with a secure yard accessed from Tower Lane.

The building currently has a combination of brick and clad elevations beneath a pitched roof with high level glazing. Loading access is via two surface level loading doors located in the front and side elevation.

There is a two storey office block to the front of the property which provides a combination of general/private office space together with WC facilities.

Externally there is a car park to the front of the office block and a secure yard located to the side and rear of the property.

## Refurbishment Works

The building will be refurbished with the following being undertaken:

- New insulated cladding
- New insulated roof
- New loading doors
- Redecoration throughout
- New kitchen and toilets

## 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 office	987	91.70
First floor office	987	91.70
Warehouse	16,372	1,521
Single storey ancillary areas	971	90.20
<b>TOTAL</b>	<b>19,317</b>	<b>1,794.58</b>

**Total site area 1.4 acres 0.57 ha**

All measurements are approximate Gross External Areas

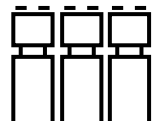
**Surface level  
Doors = 2**



**Eaves height  
5m**



**Yard**



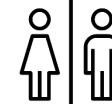
**Onsite  
parking**



**Office content**



**WC facilities**



# Planning | Rates | EPC | Terms

## Disposal Options

The property is available by way of a new full repairing lease for a term of years to be agreed to incorporate regular upward only rent reviews to the greater of the Open Market Rental, annual compound CPI (minimum 2% and maximum 5%) or the rent passing.

The lease will be drafted outside the Security of Tenure provisions of the 1954 Landlord and Tenant Act.

Specific rental proposals will be provided when the tenant's financial covenant has been assessed.

A sale may be considered with further details available upon request.

Any sale will be subject to an overage for a period of 20 years from the date of completion relating to uses which sit outside Light/General Industrial and Warehousing/Distribution uses.

## Planning

We are advised that the building has been used for B8 uses (storage and distribution).

The property (subject to planning) would be suitable for light/general uses and occupiers should make their own enquiries to the Planning Department of South Gloucestershire Council. Tel: [01454 868004](tel:01454868004)  
[www.southglos.gov.uk/planning-and-development](http://www.southglos.gov.uk/planning-and-development) to determine the buildings suitability for their use.

Planning permission for the recladding of the building has been obtained (ref. P25/02614/F).

## Business Rates

According to the Valuation Office Agency website the property has a rateable value of £73,500.

Interested parties should make their own enquiries to South Gloucestershire 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 assessment will be undertaken on completion of the refurbishment.

## AML

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

## 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.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020

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

**AK Ref:** AJR/ES/97828

**Date:** April 2026

**Subject to Contract**



**Andy Ridler**

0117 317 1071

07990 891015

[aridler@alderking.com](mailto:aridler@alderking.com)



**Emma Smith**

0117 317 1090

07788 390651

[esmith@alderking.com](mailto:esmith@alderking.com)

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