



# EVANS HOUSE FOR SALE

may let

Third Way,  
Avonmouth  
Bristol BS11 9YL

/// [leads.votes.masterful](https://leads.votes.masterful)

77,524 sq ft (7,202 sq m)  
on 4.18 acres (1.69 ha)

COMPLEX OF TWO DISTRIBUTION / OFFICE BUILDINGS,  
AVAILABLE AS A WHOLE.



# LOCATION

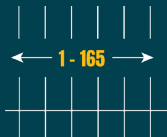
The property comprises a complex of two detached distribution/office buildings situated on the corner of Third Way and Avonmouth Way approximately 1 mile from Junction 18 and 18a (the link to the M49 and South Wales) of the M5. The M4/M5 interchange at Almondsbury is approximately 7 miles to the north with Bristol City Centre approximately 7 miles to the south east via the A4 Portway.



# WAREHOUSE SPECIFICATION



Self contained  
secure site



165 Parking  
spaces



2 storey office  
accommodation



6m eaves  
height



Large external  
yard



CCTV



10 ground  
level doors



Fully fitted  
canteen



24/7 access

# DESCRIPTION

The property comprises two separate buildings within a self contained site. The details are as follows:

## EVANS HOUSE, THIRD WAY, AVONMOUTH, BRISTOL



**PROPERTY:** Warehouse and office headquarters building on a flat irregular shaped site extending to approximately 3.57 acres (1.45 hectares). The site is outlined in green on the Promap to the right.

### FLOOR AREAS:

Accommodation	SQ M	SQ FT
Warehouse	3,610.35	38,862
GF Office	763.93	8,223
FF Office	763.93	8,223
Mezz Office	221.65	2,386
Stores (below Mezz)	221.65	2,386
Rear Office (FF)	36.00	387
Wc's/Lockers	36.00	387
<b>Total</b>	<b>5,653.51</b>	<b>60,854</b>

**TENURE:** Long leasehold subject to a 125 year ground lease from 8 July 2008 at a passing rent of £26,100 per annum. The lease has an outstanding review as of 8 July 2023 and five yearly thereafter on an upward only basis and to 10% of OMR (42,141 sq ft).

## EAST BUILDING, AVONMOUTH WAY, AVONMOUTH, BRISTOL



**PROPERTY:** Semi-detached warehouse with a yard extending to approximately 0.61 acres (0.25 hectares) in total. The land is outlined in blue on the Promap to the right.

### FLOOR AREAS:

Accommodation	SQ M	SQ FT
Warehouse	1,147.44	12,351
Amenity Block	29.77	320
Mezz	371.51	3,999
<b>Total</b>	<b>1,548.72</b>	<b>16,670</b>

**TENURE:** Long leasehold for a term of 125 years from 8 July 2008 at a current rent of £12,268 per annum. The lease has an outstanding review as of 8 July 2023 and five yearly thereafter on an upward only basis and to 15% of OMR (12,694 sq ft).

All areas have been calculated on a gross internal floor area basis in accordance with the RICS Code of Measuring Practice.

## EVANS HOUSE, RECEPTION



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## FURTHER INFORMATION

### TERMS

The properties are available as a whole on the basis of a long leasehold purchase, (alternatively a leasehold transaction may be considered for a term in excess of 10 years).

### SERVICES

We understand all mains services are available but have not undertaken any tests.

### PLANNING

Prospective buyers are to make their own enquiries.

### EPC/ENERGY PERFORMANCE CERTIFICATE

These have been commissioned and prepared and are available upon request.

### BUSINESS RATES

The property has a rateable value of £305,000 as at 1st April 2023.

### LEGAL COSTS

Each party is to be responsible for their own legal and surveyor costs incurred in relation to proposed transaction.

### AML

A successful bidder will be required to provide relevant information to satisfy the vendors AML requirements.

### VAT

Both properties are elected for VAT.

### PRICE ON APPLICATION

Alternatively the property may be available to let for a term in excess of 10 years.

Messrs Savills (UK) Ltd and Russell Property Consultants for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer of contract.
2. All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as either statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All dimensions are approximate.
3. No persons in the employment of Savills (UK) Ltd and Russell Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.
4. All correspondence regarding this offer is subject to contract. June 2024.

FOR FURTHER DETAILS OR TO ARRANGE AN INSPECTION, PLEASE CONTACT THE JOINT AGENTS.



**Rob Russell**  
+44 (0) 7540 994123  
rob@russellpc.co.uk

**Chris Miles**  
+44 (0) 7970 886740  
chris@russellpc.co.uk



**Rob Cleeves**  
+44 (0) 7970 494371  
rcleeves@savills.com

**Jack Davies**  
+44 (0) 7901 853503  
jack.davies@savills.com