

TO LET

11 Brookgate

Ashton

Bristol

BS3 2UN

**INDUSTRIAL PREMISES WITH TWO
STOREY OFFICES**

1303.20 sq m (14,028 sq ft)



LOCATION

The property is located on Brookgate Trading Estate, Ashton, Bristol, a main industrial/warehousing area of the city approximately 3.5 miles south west of the city approximately 3.5 miles south west of the City Centre. The estate can be accessed via Winterstoke Road (A3029), which is a main arterial route through the south of the city, or via the recently constructed Colliters Way, which forms part of the A1474 Avon ring road.

DESCRIPTION

The property itself comprises a detached industrial premises of traditional construction with brick elevations under a pitched roof clad with profile metal sheets, with two vehicular loading doors to the side elevation. To the front of the building is an interconnecting two storey office.

To the rear of the building there is a self contained warehouse of portal steel frame construction with metal elevations under a pitched metal roof. There is a vehicular loading door to the right hand side.

There is a large yard to the front and side of the building suitable for loading, storage and parking to the front of the offices.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx.) areas:-

Description	Sq m	Sq ft
Ground Floor		
Warehouse & Office	785.14	8451
Rear Storage	303.76	3270
First Floor		
First Floor	214.30	2307
Total Net Internal Area	1303.20	14,028

TENURE

The Property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£7.75 per square foot.

BUSINESS RATES

The Valuation Office Agency website states the premises are currently entered into the rating's list as follows:-

Description:	Warehouse and Premises
Rateable Value:	£59,500
Amount Payable 2023/24	£30,464

Interested parties are advised to make their own enquiries with Bristol City Council to ascertain the exact rates payable.

COSTS

Each party to bear their own legal costs incurred in this transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable. We do not believe VAT is chargeable on the rent but this will be confirmed.

PLANNING

We have not made any enquiries with Bristol City Council with regards to the current planning consent, however, we have assumed that the property has planning for Class E and B2 (General Industrial) and B8 (Storage and Distribution) use under the Town & Country Planning (Use Classes) Order 1987 (Amended Sept 2020). Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A new EPC certificate for the property has been commissioned.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

Julian Bladen (MRICS)
0117 287 2006
jb@bladenproperty.co.uk

SUBJECT TO CONTRACT
March 2024



These particulars are issued on the understanding that all negotiations respecting any properties are undertaken through Bladen Property Consultants. Bladen Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) These 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 or contract; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness; (iii) No person in the employment of Bladen Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor; (iv) Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction; (v) All plant, machinery, equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation and (vi) No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties that have been sold or withdrawn.