



16,896 sq ft (1,569.67 sq m)

1.16 acres (0.47 ha) secure fenced and gated site

Property Highlights

- To be refurbished
- Detached warehouse / industrial unit.
- Two storey office / ancillary accommodation to the front.
- Secure fenced and gated site with large rear yard.
- 15 marked car parking spaces to the front, separated from rear loading area.
- 4.76 metres eaves height, rising to 6.32 metres at the apex.
- Two large electrically operated roller shutter loading doors at the rear, with additional concertina door to the front.
- Established commercial area close to Bristol city centre and south Bristol.
- Nearby occupiers include Rexel Senate, Kellaway Building Supplies, Hertz, Enterprise Rent-A-Car and South West Tool Hire.



For more information, please contact:

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pivot + mark
48-52 Baldwin Street
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Location

The Property is located on Vale Lane, within Vale Lane Trading Estate which forms part of an established mixed commercial area off Hartcliffe Way in Bedminster, south west of Bristol city centre. Approximate distances to key locations are as follows:

- Bristol city centre: 2.4 miles to the north.
- Bristol Airport: 6.5 miles to the south west.
- J3 of the M32: 3 miles to the north.
- J18 of the M5 (Avonmouth & Avonmouth Docks): 7.5 miles to the north / north west.
- J19 of the M5 (Portbury & Royal Portbury Docks): 7 miles to the north west.

Other nearby occupiers include Rexel Senate, Keyline, Hertz and Enterprise Rent-A-Car.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

Description	Sq M	Sq Ft
Warehouse	1,234.19	13,285
Ground Floor Offices / Ancillary	159.83	1,720
First Floor Offices / Ancillary	159.83	1,720
Mezzanine	15.82	170
Total GIA Including Mezzanine	1,569.67	16,895

According to Promap, the overall site comprises approximately 1.16 acres (0.47 ha).

Services

We understand that services are provided to the property, including mains water, drainage, gas, and three phase electricity. Interested parties are advised to make their own enquiries to establish their suitability, connectivity and capacity.

- Detached warehouse / industrial unit.
- Two storey office / ancillary accommodation to the front.
- Steel portal frame construction with concrete floor.
- Clear span roof incorporating central row of translucent window panels at the apex.
- 4.76 metres eaves height, rising to 6.32 metres at the apex.
- Brick elevations up to approximately 3.00 metres, with glazing above.
- Two large electrically operated roller shutter loading doors at the rear measuring 4.32 metres high by 6.00 metres wide.
- Additional concertina loading door to the front (4.76m x 2.64m)
- Mix of fluorescent strip and sodium warehouse lighting.
- Secure fenced and gated site with large concrete / hardstanding rear yard.
- 15 marked car parking spaces to the front, separated from rear loading area.

Energy Performance

The property has been given an Energy Performance Rating of D-97. A full copy of the certificate is available upon request.

Rateable Value

The property is listed in the Valuation List 2017 as Warehouse and Premises, with a Rateable Value of £45,750.

Planning

The property has previously been used for Storage & Distribution (Class B8) purposes, and the Lease permits uses falling within this category, plus other uses with Landlord's consent not to be unreasonably withheld. Interested parties are advised to make their own enquiries with the local planning authority in respect of their proposed use.

TO LET (TO BE REFURBISHED)
30 Vale Lane Trading Estate
Off Hartcliffe Way, Bedminster, Bristol, BS3 5RU

Tenure

The property is available by way of an assignment of the existing lease for 99 years (less the last three days) from 10th November 1967, or a new sublease for a term of years to be agreed, subject to status.

Rent

Upon application.

VAT

All figures quoted are exclusive of VAT, which will be charged at the appropriate rate.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in any transaction.

Viewing

Strictly by appointment with the Sole Agents, Cushman & Wakefield.

Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.



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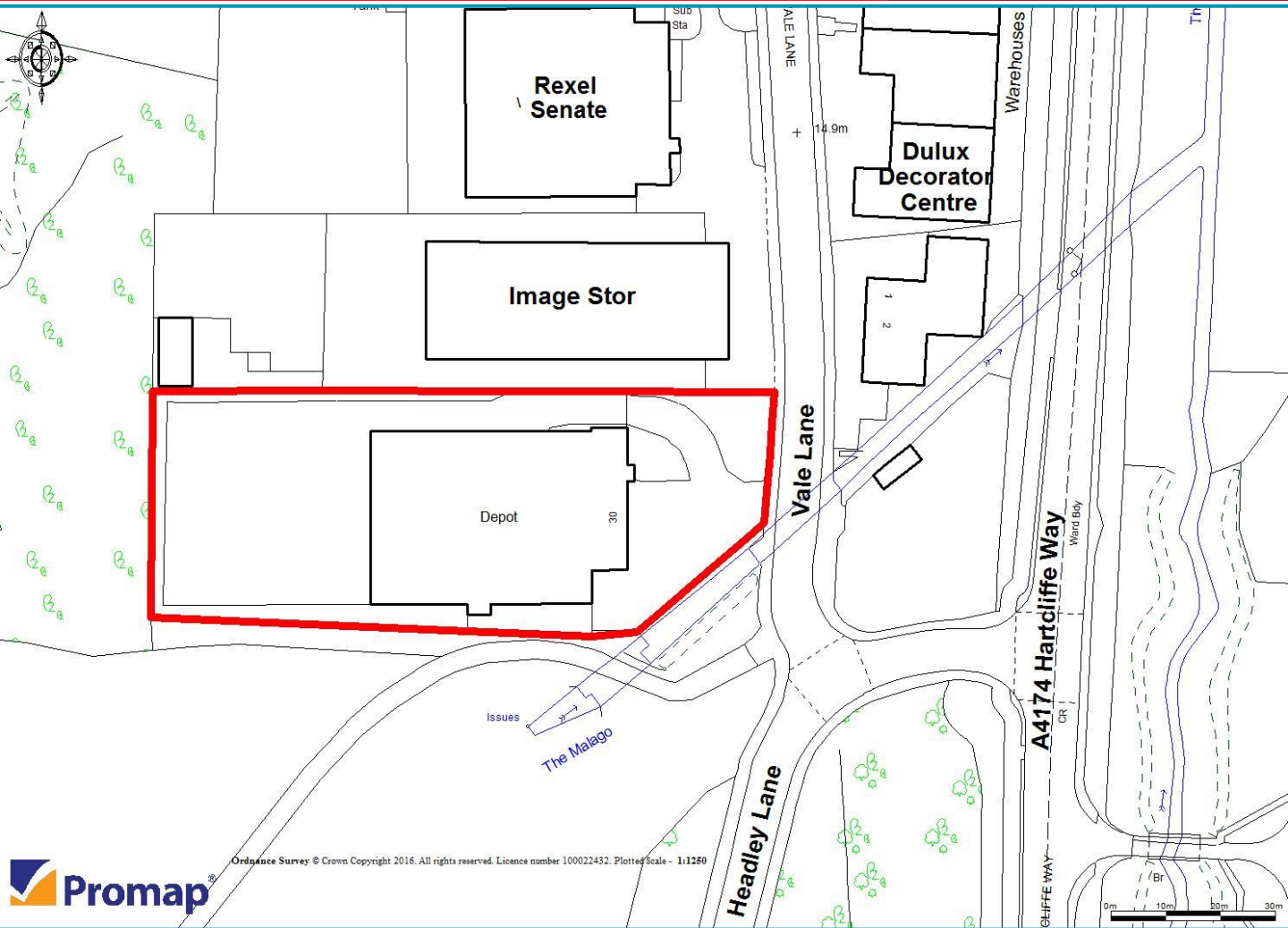
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SUBJECT TO CONTRACT

FEBRUARY 2022





All plans are provided for identification purposes only

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