

TO LET
Bristol

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PROPERTY CONSULTANTS



WORKSHOP/LOCK UP

Heston House
7-9 Emery Road
Brislington
Bristol
BS4 5PF

1,225 sq ft (113.8 sq m)



Heston House, 7—9 Emery Road, Brislington BS4 5PF

Location

The property is located on Emery Road which forms part of the established Brislington Trading Estate, which adjoins the main Bristol to Bath Road (A4), approximately 3 miles South East of Bristol City Centre.

The Avon Ring Road (A4174) provides access to the M32/M4 and the national motorway network.



Description

The unit is constructed with a brick and clad faced elevations. Inside the property has a full first floor office over the ground floor workshop space. The property also benefits from WC and kitchen facilities.

The ground floor is accessed via a roller shutter door with the first floor accessed by an internal and external staircase. .

Ground floor headroom is approximately 2.6m. Externally there are two parking spaces.

Accommodation

Area	Sq ft	Sq m
Ground Floor	661	61.41
Frist Floor	564	52.39
TOTAL	1,225	113.8

All measurements are approximate Gross Internal Areas.

Services

We understand the premises benefit from mains gas, electricity (3 phase) and drainage.

We can 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.

Planning

We understand that the building is suitable for B1 (Business), B2 (General Industrial) & B8 (storage and distribution) uses under the Town & Country Planning (Use Classes) Order 1987.

Lease

The accommodation is offered by way of a new full repairing and insuring lease, outside the security of tenure provisions of the 1954 Landlord & Tenant Act, for a term of years to be agreed.

Rent

£10,800per annum excl VAT, service charge, buildings insurance and utilities.

Legal Costs

Each party to pay their own.

Business Rates

According to the Valuation Office Agency website (www.voa.gov.uk) the property has a rateable value of:

Description: Store & Premises

Rateable Value

£4,800

Under current regulations, if the lessee qualifies for Small Business Rate Relief, there will be no rates payable. Prospective lessees should make their own enquiries with Bristol City Council local taxation department – telephone 0117 922 3300.

References/Rental Deposits

The landlord reserves the right to request a rent deposit and/or references.

Energy Performance Certificate

An EPC has been commissioned - the full certificate and recommendations can be provided on request.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012).

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.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any tenant to provide proof of identity along with any other required documents.



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

Emma Smith

0117 317 1090

esmith@alderking.com

Sadie Cole

0117 317 1034

scole@alderking.com

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