



TO LET

Kingsland House

Gas Lane, Bristol, BS2 0QL

Ground and First Floor Offices with potential for alternative uses – 4,639 sq ft net approx



Location

The Property is located on the corner of Gas Lane and Silverthorne Lane in the St. Philips area of Bristol, approximately 0.5 miles to the east of the city centre. The property offers an easy link to Bristol Temple Meads railway station which is located within a 10-minute walk to the west. The M32 is 1.5 miles to the north.

Kingsland House sits within the Temple Quarter & St Philip's Marsh Regeneration Areas. The surrounding area is undergoing significant redevelopment dominated by the new University of Bristol Temple Quarter campus and associated residential which is currently under construction.

M4



5 miles northeast

M5



8 miles northeast

Cabot Circus



18 minute walk

Temple Meads



10 minute walk



Accommodation

Description

The property comprises a self-contained two-storey building of red brick construction.

Internally, the accommodation is configured as cellular offices on the first floor with a more open plan office arrangement on ground floor. The accommodation benefits from a raised floor to part, perimeter trunking, gas central heating, a mix of UPVC and timber windows with kitchen and WC facilities on each floor.

Parking

The accommodation has a total of 7 marked on-site parking spaces.

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	2,528	234.86
First floor	2,102	195.36
TOTAL	4,630	430.22

All measurements represent approximate NIA floor areas.

**Offices & other
Class E Uses**



**Fully accessible
raised floors (part)**



**EPC Rating –
D(87)**



**Onsite
parking**



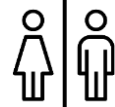
**Shower
facilities**



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for Class E use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

Tel: 0117 922 3000 or <https://www.bristol.gov.uk>

In addition to its recent office use, the property would suit other potential uses including medical use, educational use and day nursery.

Business Rates

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is D(87) and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease

The property is available on a flexible new full repairing lease with terms to be negotiated.

Rent

The property is offered to let at £70,000 per annum exclusive of VAT.

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.

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.

AML

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

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

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Date: October 2023

Subject to Contract

Simon Price

0117 317 1084

07990 891021

sprice@alderking.com

Rebecca Harries

0117 317 1086

07900 407653

rharries@alderking.com

Tom Dugay

0117 317 1094

07974 186462

tdugay@alderking.com

Important Notice

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Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. 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.

