

# MODERN PRODUCTION/DISTRIBUTION UNIT

## Bristol

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PROPERTY CONSULTANTS



### MODERN END OF TERRACE PRODUCTION / DISTRIBUTION BUILDING

1156 Aztec West  
Almondsbury  
Bristol  
BS32 4GQ

5,243 sq ft  
(487 sq m) net approx.

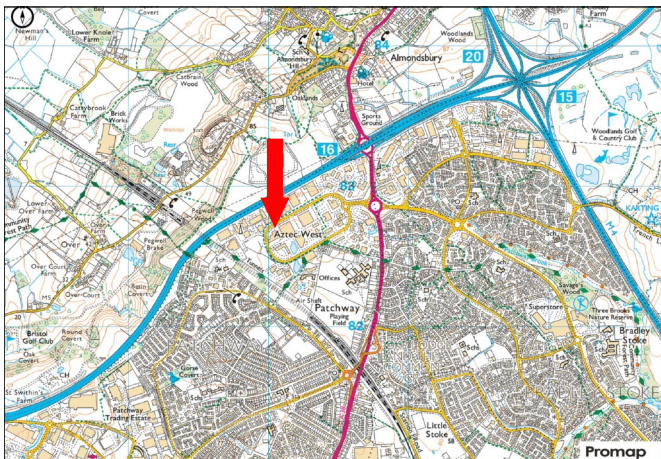




# 1156 Aztec West, Almondsbury, Bristol BS32 4GQ

## Location

The building is located within the well established Aztec West Business Park. The property is located close to the A38 junction with the A4174 Avon Ring Road which provides swift access to the M32, M4 and M5 motorways, Bristol Parkway railway station, the Ministry of Defence at Abbey Wood and University of the West of England.



## Description

1156 Aztec West provides a modern end of terrace production/distribution building with dedicated car parking to the front of the building.

The building has been fitted out with multiple office areas currently comprising a mixture of ground floor open plan offices/meeting rooms, a small storage area with first floor open plan office and storage mezzanine.

## Accommodation

Area	Sq ft	Sq m
Ground Floor Office/storage	3,800	353
First Floor Office	960	89.19
First Floor Storage	483	44.87
<b>TOTAL</b>	<b>5,243</b>	<b>487.09</b>

All measurements are approximate Gross Internal Areas.

## Services

We are advised that all main services are connected to the premises and 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 property is offered by way of the assignment of the existing Full Repairing and Insuring lease which is for a term of 10 years incorporating five yearly rent reviews from 28/5/2016. The next rent review is due on 28/5/2021.

## Title

We confirm that we have not had sight of the title documentation for the property and interested parties/their legal advisors should rely on their own investigations.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Rent passing

£45,500 per annum

## Business Rates

Interested parties should make their own enquiries to South Gloucestershire District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## 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 landlords' discretion.

## Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

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## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://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/Sale 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 purchaser 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

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