



FOR SALE (MAY LET)

Unit 2 Victoria Terrace

St Philips, Bristol BS2 0TD

Semi detached warehouse/production building with secure yard and two storey offices

14,846 sq ft approx



Location

Unit 2 Victoria Terrace is a semi-detached production building with a linked two storey office situated off Albert Crescent in St Philips in the heart of the long established St Philips Marsh Industrial area.

The building is conveniently located 2 miles from Bristol City Centre, 2 miles from Junction 3 of the M32 and 7 miles from Junction 19 of the M4 motorway. The A4 Bristol to Bath road is within 0.5 mile and links with the Avon Ring Road at Hicks Gate.

J3 - M32



2 miles

Bristol



2 miles

J19 - M4



7 miles



Description | Accommodation

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The property comprises a semi-detached production building beneath a north lit roof with a linked two storey office block.

The elevations are of block/brick with part over clad sections. The floor is of concrete construction with an integrated office content to the front elevation.

The building benefits from the following features:

- Front and rear secure fenced and gated yard
- Access off Victoria Terrace and Philip Street
- Eaves height of 9.2 metres
- Located within one of the cities most established industrial area

Services

We are advised that all main services comprising electricity and water 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 the state and condition of such items.

Area	Sq ft	Sq m
Warehouse	12,468	1,158.3
First floor Office (in warehouse)	558	51.8
Ground floor Office (separate building)	910	84.5
First floor office (separate building)	910	84.5
TOTAL	14,846	1,379.1



Tenure | Purchase Price

Tenure

We are advised the property is owned Freehold – a copy of the title is available on request. Title Number BL65871

Please note that the site is subject to two rent charges comprising £2.00 per annum and £30.00 per annum. Further information is available upon request.

Purchase Price

The property is offered for sale with offers in excess of £1,250,000 exclusive of VAT being invited.

Leasehold Option

The building could also be made available on a new lease for a term of years to be agreed to incorporate 5 yearly upward only rent reviews at an initial rental of £125,000 p/a exclusive.

The lease would be drafted outside of the Security of Tenure provisions of the 1954 Landlord and Tenant Act.

Sale / Restriction on Title

The building will be sold with a restriction on title only permitting uses within Class E (formerly B1c) B2 and B8.

The sale will also be subject to an overage for a period of 20 years from the date of completion. If an alternative planning consent is obtained within the first ten years a 50% uplift in value will be payable to the vendor reducing to 25% from the end of year 10 to the end of year 20.





Planning | Rates | EPC

Planning

The building was previously used for the sorting and baling of clothing.

Interested investors/occupiers should make their own enquiries to the Planning Department of Bristol City Council. Tel: 0117 922 3000 or www.bristol.gov.uk

Business Rates

Interested parties should make their own enquiries to the Valuation Office Agency as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is C 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](#)

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

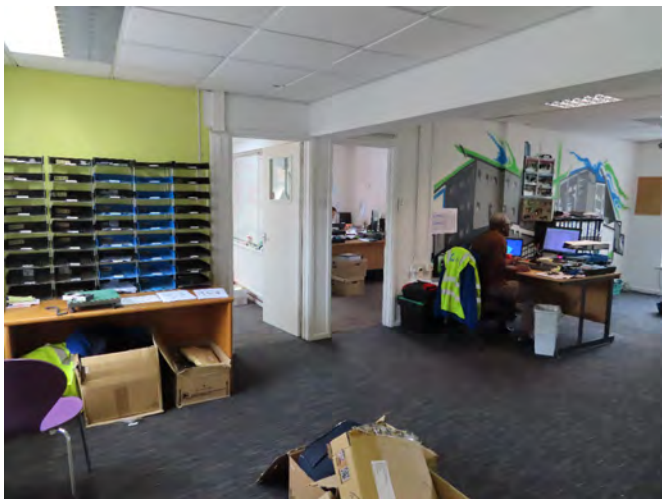
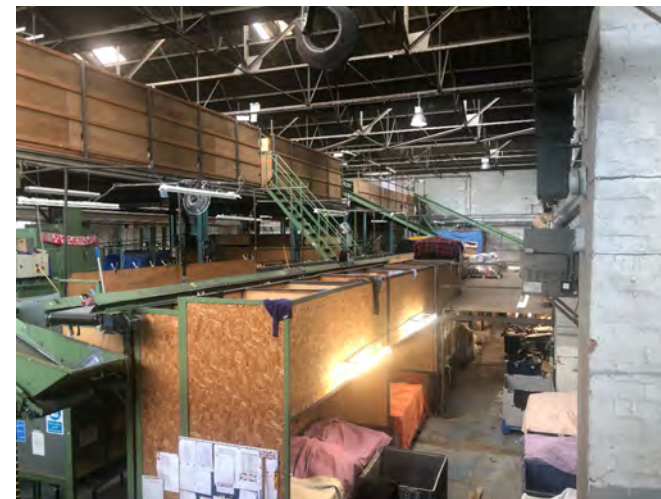
Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

Anti Money Laundering

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

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PROPERTY CONSULTANTS



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Pembroke House
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Bristol
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www.alderking.com

AK Ref: ES/SC/97388

Date: April 2024

Subject to Contract



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Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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.