

TO LET

Unit 3 Longwell Green Trade Park

Longwell Green, Bristol BS30 7DA

Mid terrace trade unit – 5,000 sqft



Location

The proposed development is located in Longwell Green, a suburb of east Bristol, approximately 6 miles to the east of Bristol City Centre and 9 miles to the west of Bath.

The wider scheme sits adjacent to the A4174 Avon Ring Road with access via Marsham Way & Aldermoor Way/Aldermoor Lane. Junction 1 of the M32 the connection to the M4 is approximately 7 miles to the north with the A4 Bristol – Bath Road approximately 1/4 mile to the South.

M4



7 miles north

A4



1/4 mile south

Bristol



6 miles

Bath



9 miles



Accommodation

Description

Unit 3 is part of a development of 4 new BREEAM Excellent shell finished Trade Units fronting the internal estate road and backing on to Marsham Way.

Parking

The building will have a total of 10 available parking spaces.

Services

We are advised that main services (power & water) will be connected to the premises. Occupiers must satisfy themselves independently as to their state, condition and suitability.

| Area | Sq ft | Sq m |
|--------------|--------------|---------------|
| Unit 3 | 5,000 | 464.51 |
| TOTAL | 5,000 | 464.51 |



Planning | Rates | EPC | Terms

Planning

Outline Consent has been obtained from South Gloucestershire Council (P20/22431/O) for the demolition of the existing and erection of new buildings to serve in classes E, B2, B8, C1 including drive through restaurants (sui generis) together with the construction of the internal estate road, car parking, servicing areas and associated infrastructure.

Business Rates

Interested parties should make their own enquiries to South Gloucestershire 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

An EPC will be commissioned on construction and will be available for inspection.

Code for Leasing

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

Tenure

The buildings are offered by way of New Full Repairing and insuring leases for terms of not less than 15 years to incorporate 5 yearly upward only rent reviews to the greater of the passing, open market rental or annual compound CPI to a minimum of 2% and maximum of 6% pa.

Rent

£87,500 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

AK Ref: AJR/ES98124
Date: February 2024
Subject to Contract

Andrew Ridler

0117 317 1071
07990 891015

aridler@alderking.com

Emma Smith

0117 317 1090
07788 390 651

esmith@alderking.com

Important Notice

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.

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.