



# Universal House

Pennywell Road | BRISTOL BS5 0ER



## To Let (May Sell)

56,283 sq ft (5,228.86 sq m)  
on 2.67 acres (1.08 hectares)

- Detached Distribution / Office Building
- Adjacent Junction 3, M32
- Secure Yard

## LOCATION

The building occupies a prominent position on the corner of Pennywell Road and Easton Way (the A4320), immediately adjacent to Junction 3 of the M32.

Access to the building is either via Easton Way/St Philips Causeway or alternatively, Newfoundland Street (the City Centre spur to the M32) via Horton/Wade Street.

Bristol City Centre is approximately 0.5 miles to the South with access to the A4 via Easton Way/St Philips Causeway. Junction 19 of the M4 is approximately 5 miles to the North East via the M32 with the M4/M5 interchange at Almondsbury approximately 7 miles to the North.

## DESCRIPTION

The property comprises a detached distribution/office building constructed around a double pitched steel portal frame with a combination of brick and clad elevations.

The building has an internal height to the eaves of 7.1 metres (6.46 metres to the haunch). The floor is concrete construction with loading via two surface level loading doors and 6 dock height doors.

The office accommodation is two storey and divided to provide private and general office areas together with ancillary ladies and gents WC facilities.

The external areas provide car parking and yard areas.

## ACCOMMODATION

The building has been measured on a gross internal (GIA) basis.

Area	Sq ft	Sq m
Ground floor warehouse area	51,407	4775.86
Ground floor office	2,029	188.52
First floor office	2,847	264.61
<b>Total useable floor area</b>	<b>56,283</b>	<b>5228.86</b>
Mezzanine	8,300	774

Area	Acres	Hectares
Site area	2.67	1.08

## BUSINESS RATES

According to the valuation offices agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) the property is currently described as Warehouse and Premises with a rateable value of £212,000.



## DISPOSAL OPTIONS

The property is available by way of a new Full Repairing & Insuring sub lease for a term to expire in March 2025 to be drafted outside the Security of Tenure Provisions of the 1954 Landlord & Tenant Act.

Alternatively a new Full Repairing & Insuring lease for a term of years to be agreed to incorporate 5 yearly upward only rent reviews to the greater of open market rental or annual compound CPI ( minimum 2% & maximum 6% ) and drafted outside the Security of Tenure Provisions of the 1954 Landlord & Tenant Act can be offered directly from the Landlords.

Specific rental proposals will be provided when the preferred option is known and the tenants financial covenant has been assessed.

Consideration may be given to the sale of the Long Leasehold interest with further details available on request.

## PLANNING

We understand the property has consent for uses within class B8 (warehouse and distribution uses).

The building would (subject to Planning) be equally suitable for B1c (light industrial uses). Interested parties are recommended to make their own specific enquiries with Bristol City Council.

## EPC

The current EPC has expired and a new EPC survey has been instructed.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## 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 VAT implications before entering into any agreement.

## FURTHER INFORMATION



**0117 317 1000**  
[www.alderking.com](http://www.alderking.com)

Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Subject to contract. AK/Hollister HD2599 02/24. Aerial and external photographs are indicative only.

To arrange a viewing or for more information, please contact the sole agent.

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