

TO LET

Unit 9 iO Centre

Cabot Park, Avonmouth, Bristol BS11 0QL

Distribution / office building – 9,136 sqft approx



Location

The IO Centre is located on the established Cabot Park development in Avonmouth.

Access to the property is via St Andrews Road (A403) which in turn provides access to the motorway network via junction 18 of the M5 to the south and Junction 22 of the M4/M49 to the north.

Bristol City centre is approximately 7 miles to the southeast.



M4



8.5 miles north

M5/M49



4 miles

Bristol



7 miles

Accommodation

Description

The property comprises a mid terrace warehouse with integrated offices at ground and first floor.

The building is of steel portal frame construction with brick/block and clad elevations beneath an insulated roof incorporating approx. 10% rooflights.

The floor is of concrete construction with an internal height of 6m to the haunch and 7m to eaves. Access is via one loading door approx. 3.72m (w) x 5m (h).

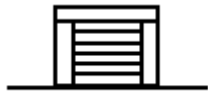
Services

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
Warehouse & ground floor office	8,600	799
First floor office	536	49.8
TOTAL	9,136	848.8

*Unit 8 which extends to 12,618 sqft is also available by separate negotiation.

Roller shutter door



Eaves height
7m



Haunch height
6m



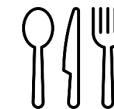
Onsite parking



Power



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for B8 use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

Tel: 0117 922 2000 www.Bristol.gov.uk

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 (79) 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 new full repairing lease for a term of years to be agreed.

The lease will incorporate five yearly upward only rent reviews.

Rent

The property is available at an initial rent of £105,064 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: ES/99715

Date: May 2024

Subject to Contract

Emma Smith

0117 317 1090

07988 390 651

esmith@alderking.com

Sadie Cole

0117 317 1034

07867 847 586

scole@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.

