

FOR SALE

10A East Park Trading Estate

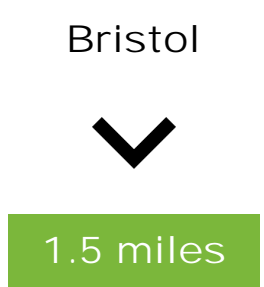
Gordon Road, Whitehall, Bristol BS5 7DR

Mid terrace warehouse/workshop – 2,044 sqft approx.



Location

East Park Trading Estate is located approximately 3.5 miles north east of Bristol City Centre and within 1 mile south east of junction 2 of the M32, which in turn leads to the M4/M4 interchange.



Accommodation

Description

The property comprises a mid terrace warehouse / workshop unit situated within a rank of similar buildings constructed in the early 1980's.

The building is of portal steel frame construction with a combination of traditional brick and block elevations beneath a pitched roof.

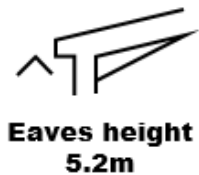
The internal height to the eaves is approximately 5m.

To the front of the property there is a concrete surfaced forecourt with parking for 4 cars.

Services

We are advised that all 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 the state and condition of such items.

Area	Sq ft	Sq m
Warehouse and amenities	2,044	190
TOTAL	2,044	190





Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for B1 and B8 uses however any occupier should make their own enquiries to the Planning Department of Bristol City Council - Tel: 0117 9223097

Business Rates

According to the Valuation Office Agency website the property is described as factory and premises and has a ratable value of £15,500.

Interested parties should make their own enquiries to the VOA 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 E (121) 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](#)

Tenure

The property is available to purchase on a freehold basis.

Purchase Price

Offers in excess of £335,000 exclusive of VAT.

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.

AML

A successful purchaser 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:



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AK Ref: SC/98736

Date: September 2023

Subject to Contract



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2. Misrepresentation Act 1967

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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.