

# TO LET – Short term open storage



**5 – 50 acres**

**Central Zone Severnbanks, Central Avenue, Avonmouth, Bristol, BS10 7SD**

# Location

The site occupies a prominent position to the rear of the Severnview Industrial Park with visibility to Severn Road (the A403) and Central Avenue from which access to the property is obtained.

Junction 1 M49	1.0 miles	4 mins
Avonmouth Docks	2.0 miles	8 mins
Bristol City Centre	7.0 miles	21 mins
Portbury Docks	7.5 miles	19 mins
Bristol Airport	13 miles	30 mins
Cardiff	36 miles	45 mins
Swindon	47 miles	55 mins
Exeter	76 miles	1hr 23 mins
Birmingham	89 miles	1hr 44 mins
Southampton	107 miles	1hr 56 mins



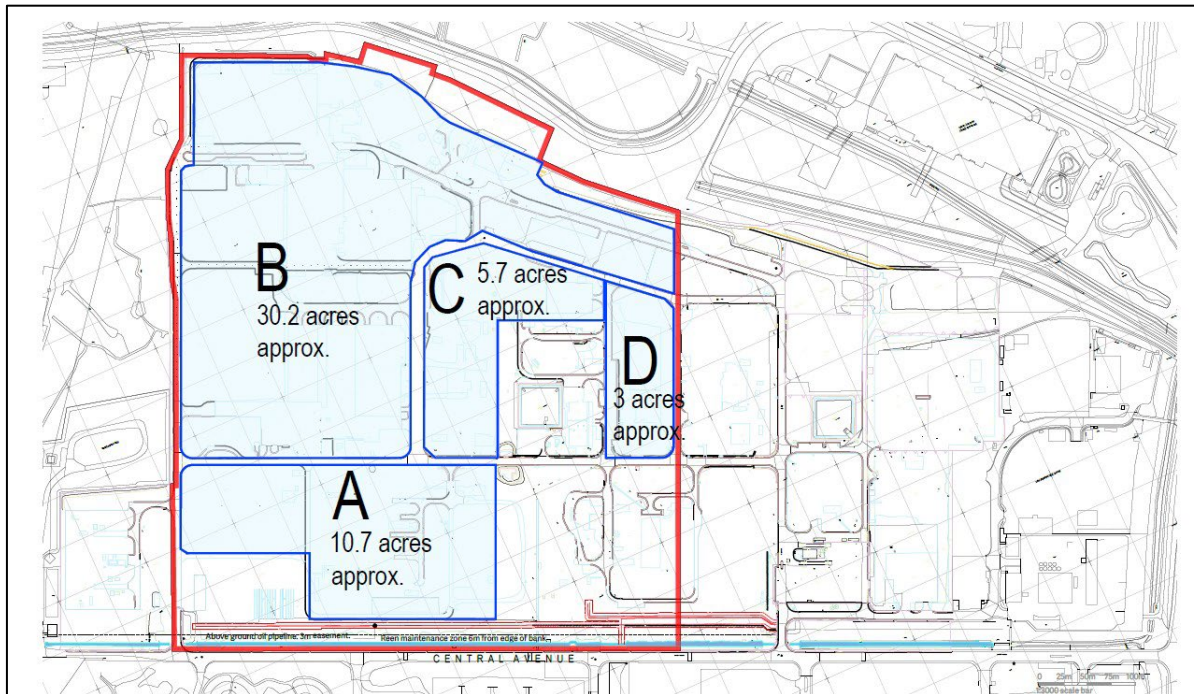
# Accommodation

## Description

The available plots are highlighted on the layout plan below and offer a variety of hard surfaced / stoned areas.

## Services

The site does not have access to any services.



Area	Acres
Site A	10.7
Site B	30.2
Site C	5.7
Site D	3.0
<b>TOTAL</b>	<b>49.6</b>

# Planning | Rates | EPC | Terms

## Planning

The site was formerly used for a variety of manufacturing / distribution and open storage uses.

Interested parties should make their own enquiries to the Planning Department of South Gloucestershire Council.

## Business Rates

The Rates Liability will need to be reassessed when the plots are let. 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](http://www.voa.gov.uk).

## Code for Leasing

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

## 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 AML/KYC requirements when Heads of Terms are agreed.

## Lease

The property is available on new full repairing leases for maximum terms to expire on 25<sup>th</sup> December 2024.

Any lease will be drafted outside the Security of Tenure Provisions of the 1954 Landlord and Tenant Act.

The leases will incorporate lift and shift provisions.

## Rent

The property is offered to let at a base rental of £75,000/acre p/a exclusive.

## 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.

# Viewing Arrangements

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



## Alder King Property Consultants

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**AK Ref:** AJR/ES

**Date:** February 2023

**Subject to Contract**



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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.