TO LET

Unit B Totterdown Bridge Industrial Estate
Albert Road, St Philips, Bristol BS2 0XH

Warehouse/workshop – 1,169 sq ft



alder king
PROPERTY CONSULTANTS

Location

The property is located in an established industrial area in St Philips, Bristol. Totterdown Bridge Industrial Estate is situated on Albert Road and has direct links to the A4 Bath Road, A420 St Philips Causeway.

Access to the motorway network is via Junction 3 of the M32 which can be accessed by via the A420 St Philips Causeway. Temple Meads railway station is one mile away.

M4/M5

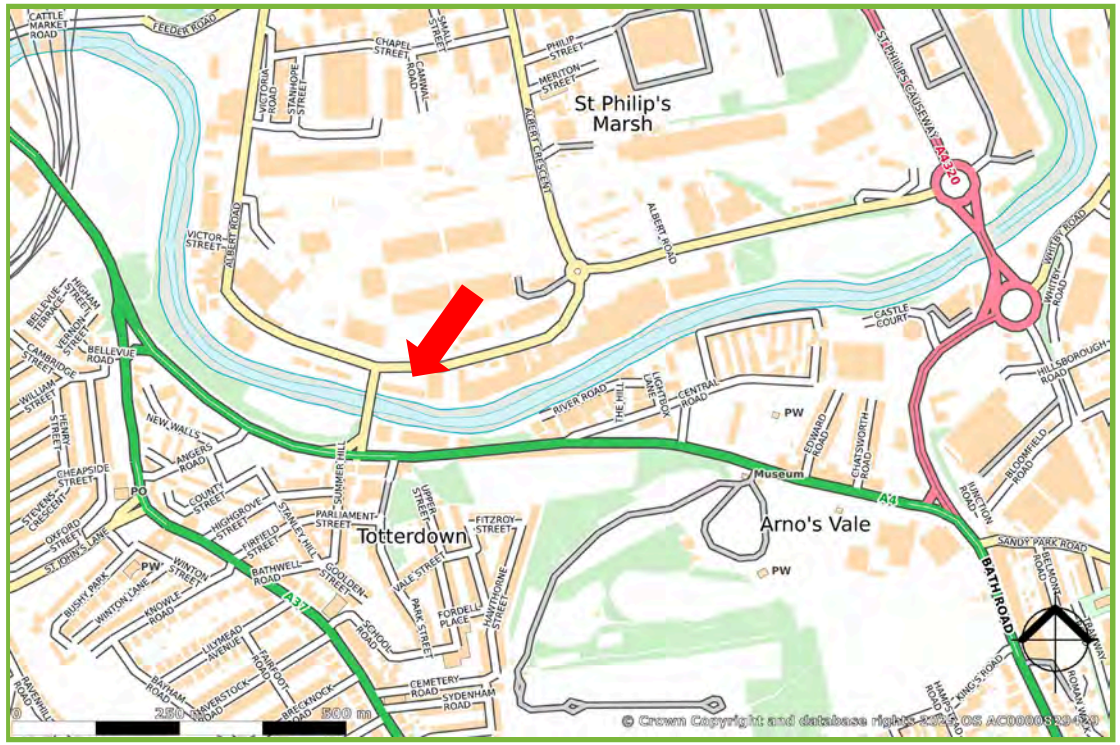
7 miles north-east

M32

2 miles north

Bristol City Centre

2 miles



Accommodation

Description
The property comprises a mid terrace warehouse with ground floor office. The property has recently been refurbished and benefits from a roller shutter loading door, separate pedestrian entrance and a WC facility.

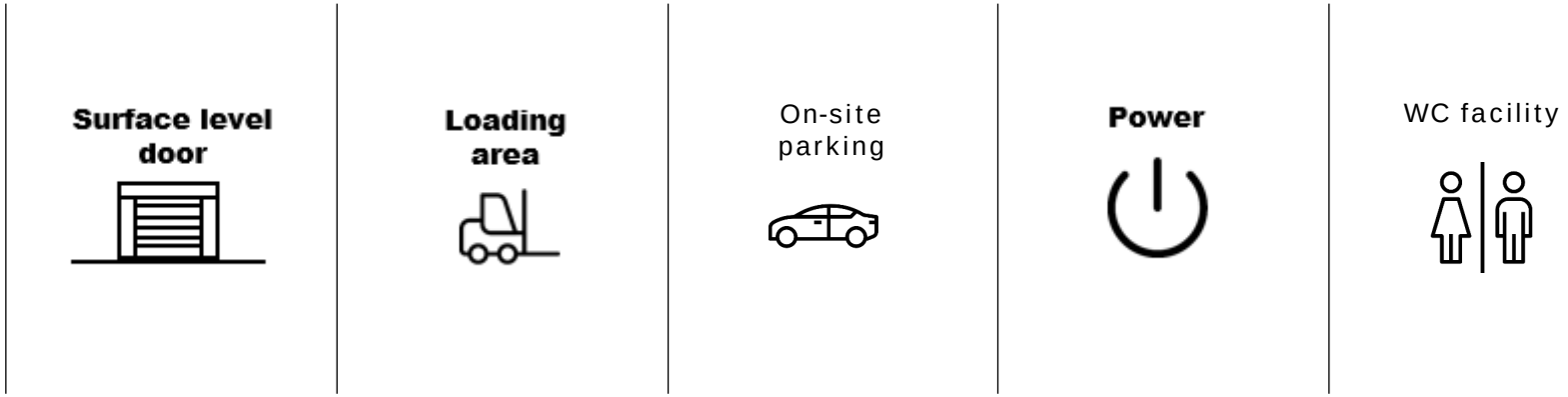
Parking
Parking is available immediately in front of the unit with additional estate parking available on a first come first served basis.

Services
We are advised that mains 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
Ground floor warehouse/office	1,169	108.6
TOTAL	**1,169**	**108.6**

Mezzanine
There is a mezzanine floor extending to 372 sq ft (34.58 sq m) which was installed by a previous occupier.

Please note: The Landlords are unable to give any warranty in respect of its specification or the suitability of its continued use.



Planning | Rates | EPC | Terms

Planning
We are verbally advised that the accommodation has planning consent for B1 and B8 use but any occupier should make their own enquiries to the Planning Department of Bristol Council.
Tel: 0117 922 3000 or www.bristol.gov.uk

Business Rates
The Valuation Office website states that from April 2026 the property has a rateable value of £17,250.

Interested parties should make their own enquiries to the Local Billing Authority 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 C (68) 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.**

Terms
The property is available on a new full repairing lease with terms to be negotiated.

Rent
The property is offered to let for £18,750 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 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: 101737 **Date:** 05/2026 **Subject to Contract**

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Important Notice

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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 adv ce from a specialist source.

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