

alder king
PROPERTY CONSULTANTS

TO LET

Kingsland House

Gas Lane, Bristol, BS2 0QL

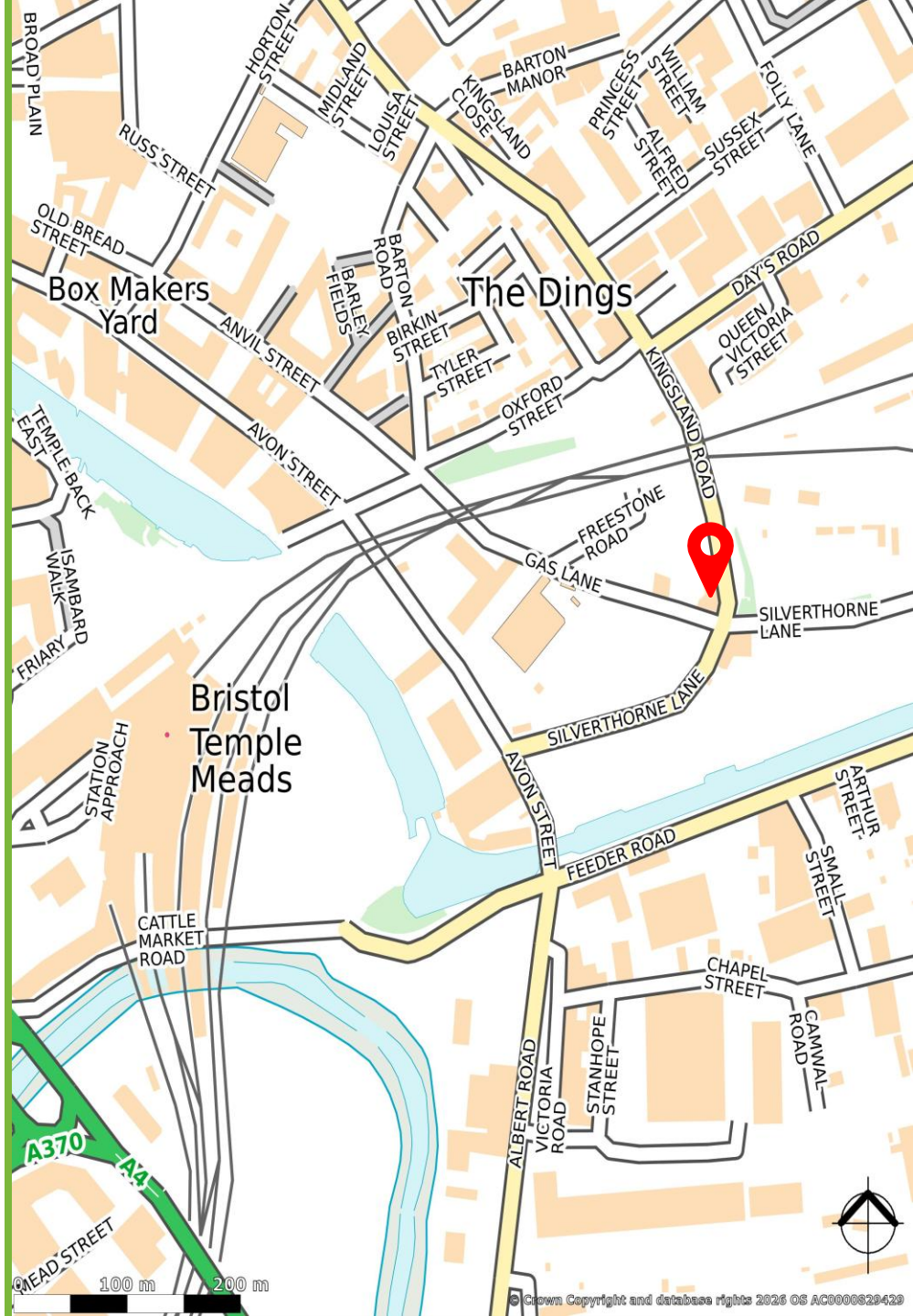
Ground and First Floor Offices with potential for alternative uses – 4,630 sq ft net approx

Location

The Property is located on the corner of Gas Lane and Silverthorne Lane in the St. Philips area of Bristol, approximately 0.5 miles to the east of the city centre. The property offers an easy link to Bristol Temple Meads railway station which is located within a 10-minute walk to the west. The M32 is 1.5 miles to the north.

Kingsland House sits within the Temple Quarter & St Philip's Marsh Regeneration Areas. The surrounding area is undergoing significant redevelopment dominated by the new University of Bristol Temple Quarter campus.

M4	M5	Cabot Circus	Temple Meads
5 miles northeast	8 miles northeast	18 minute walk	10 minute walk



Accommodation

Description
The property comprises a self-contained two-storey building of red brick construction.

Internally, the accommodation is configured as cellular offices on the first floor with a more open plan office arrangement on ground floor. The accommodation benefits from a raised floor to part, perimeter trunking, gas central heating, a mix of UPVC and timber windows with kitchen and WC facilities on each floor.

Parking
The accommodation has a total of 7 marked on-site parking spaces.

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
Ground floor	2,528	234.86
First floor	2,102	195.36
TOTAL	**4,630**	**430.22**

All measurements represent approximate NIA floor areas.

Offices & other Class E Uses



Fully accessible raised floors (part)



EPC Rating – D(87)



Onsite parking



Shower facilities



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

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

In addition to its recent office use, the property would suit other potential uses including medical use, educational use and day nursery.

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(87) 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 flexible new full repairing lease with terms to be negotiated.

Rent
The property is offered to let at £70,000 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

Tom Dugay
0117 317 1094
07974 186462
tdugay@alderking.com

Andy Heath
0117 317 1077
07796 693661
aheath@alderking.com

AK Ref: TWD/97210 **Date:** October 2026 **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 adv ce from a specialist source.

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