Preliminary Announcement

To Let

Semi Detached Warehouse/ Office with Secure Yard



1550 Aztec West Business Park
Park Avenue
Bristol
BS32 4RX

Approx. 29,000 sq ft (2,694 sq m)



To be refurbished

alder king
PROPERTY CONSULTANTS

Location

The building is located on the Northern edge of the Aztec West Business Park with frontage to Park Avenue.

Access to the national motorway network and M4/M5 interchange is via J16 of the M5 and the A38.

The A38 provides access (to the South) to the A4174 Avon Ring Road which in turn connects with the M32.

The scheme is close to North Bristol's Defence Zone and Bristol Parkway/ Patchway and Abbeywood railway stations.

M4	M5	Bristol Parkway	Bristol Airport
1.5 mile Northeast	1 mile Northeast	3 miles	18 miles



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Accommodation

Description
The building comprises a semi detached distribution and office building with a secure yard.

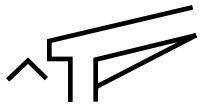
The building is of framed construction with clad/brick and blockwork elevations beneath a steel truss roof.

The building incorporates integral office and amenity space at ground floor with storage (open to the warehouse) above.

Services
We are advised that main services are connected to the premises.

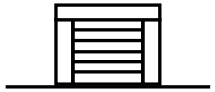
We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area		sq ft	sq m
Unit 1550		29,000	2,694
TOTAL	**approx.**	**29,000**	**2,694**

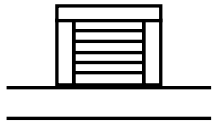


Clear height
5.5 – 6m

Surface level loading



Dock level doors



Yard

Onsite parking



Office content



3 Phase power



WC facilities



Planning | Rates | EPC | Terms

Lease
The building is available by way of a new full repairing and insuring lease for a term of years to be agreed to incorporate five yearly upward only rent reviews to the greater of the passing, open market rent or annual compound CPI to a minimum of 2% and maximum of 5%.

Rent
£340,000 p/a exclusive of Rates, VAT, Insurance and Service Charge.

Planning
The building has most recently been used for B8 Storage & Distribution and would subject to obtaining a Planning change of use be suitable for either Light Industrial (E section (g) i-iii) or General Industrial (B2) uses.

Occupiers should make their own enquiries around proposed use to the Planning Department of South Gloucestershire Council. Tel: 01454 868009 or www.southglos.gov.uk

Business Rates
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**

Energy Performance Certificate
A new EPC will be commissioned post refurbishment.

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the **RICS Real Estate Code for Leasing 2020**

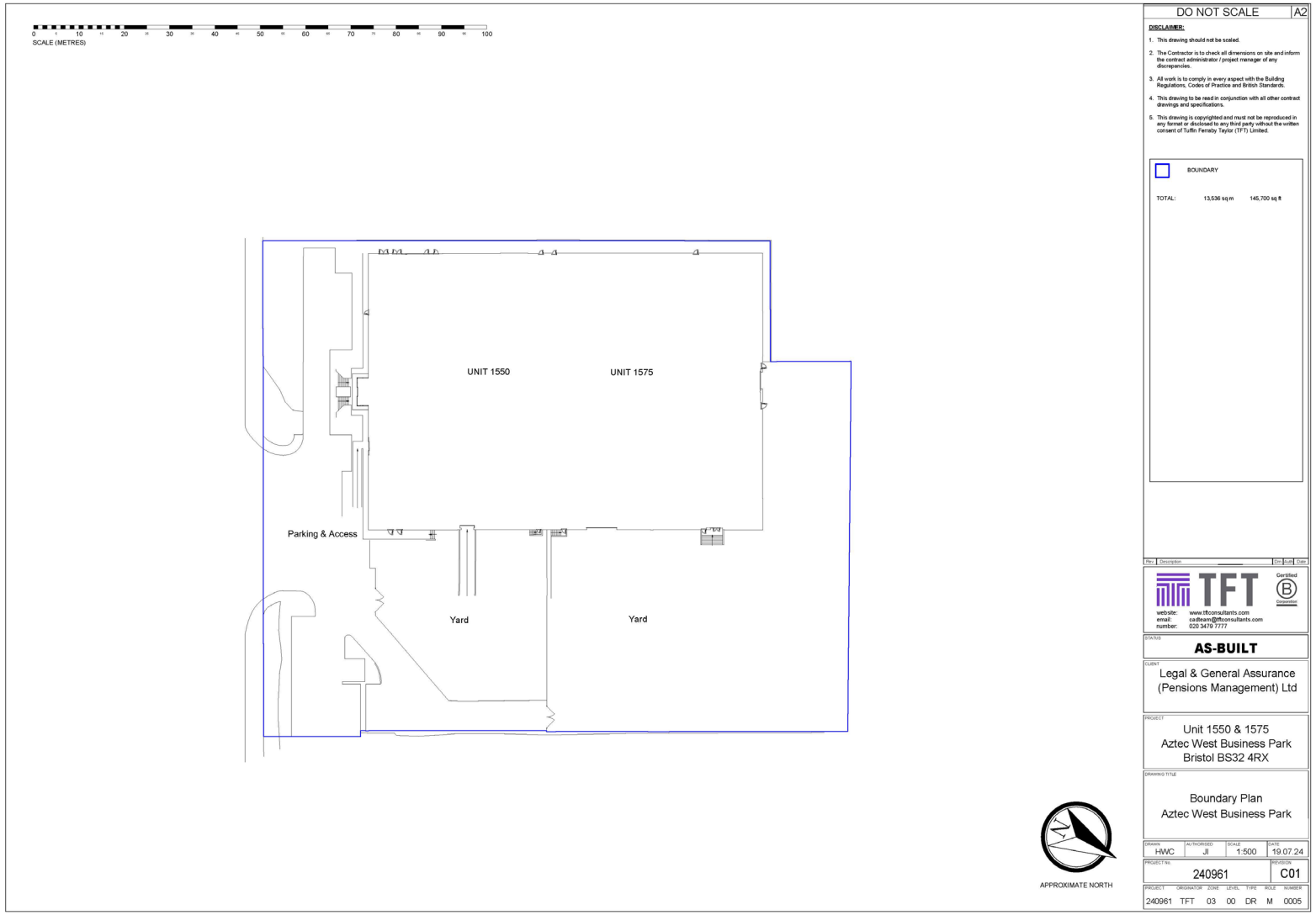
Legal Costs
Each party is to be responsible for their own legal costs.

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/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML
A successful tenant/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Layout


0 10 20 30 40 50 60 70 80 90 100
SCALE (METRES)
UNIT 1550
UNIT 1575
Parking & Access
Yard
Yard
APPROXIMATE NORTH
DO NOT SCALE
A2
DISCLAIMER:
1. This drawing should not be scaled.
2. The Contractor is to check all dimensions on site and inform the contract administrator / project manager of any discrepancies.
3. All work is to comply in every aspect with the Building Regulations, Codes of Practice and British Standards.
4. This drawing to be read in conjunction with all other contract drawings and specifications.
5. This drawing is copyrighted and must not be reproduced in any format or disclosed to any third party without the written consent of Tuffin Ferraby Taylor (TFT) Limited.
BOUNDARY
TOTAL: 13,536 sq m 145,700 sq ft
Rev Description Drn Auth Date
TFT
website: www.tftconsultants.com
email: cadteam@tftconsultants.com
number: 020 3479 7777
STATUS
AS-BUILT
CLIENT
Legal & General Assurance (Pensions Management) Ltd
PROJECT
Unit 1550 & 1575
Aztec West Business Park
Bristol BS32 4RX
DRAWING TITLE
Boundary Plan
Aztec West Business Park
DRAWN HWC
AUTHORISED JI
SCALE 1:500
DATE 19.07.24
PROJECT No. 240961
REVISION C01
PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER
240961 TFT 03 00 DR M 0005

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

Emma Smith
0117 317 1090
07788 390 651
esmith@alderking.com

Andrew Ridler
0117 317 1071
07990 891 015
aridler@alderking.com

Knight Frank
5th Assembly, Building B
Cheese Lane
Bristol BS2 0JJ

www.knightfrank.com

Ed Rohleder
0117 917 4984
07775 115 969
Ed.Rohleder@knightfrank.com

Russell Crofts
0117 917 4535
07990 707 723
Russell.crofts@knightfrank.com

AK Ref: AJR/ES **Date:** May 2026 **Subject to Contract**

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