



alder king

PROPERTY CONSULTANTS

FOR SALE / TO LET

195 South Liberty Lane

Bristol BS3 2TN

Industrial Unit – 5,857 sq ft (544.13 sq m) net approx

Location

The property fronts South Liberty Lane on the established Ashton Vale Trading Estate situated approximately 2 miles south west of Bristol city centre and 0.5 miles from the new South Bristol Link Road.

South Liberty Lane connects directly with the new south Bristol link road which provides direct access to the A370 and the A4 Portway. Junction 18 of the M5 at Avonmouth is approximately 7 miles to the North.

M4



14 miles

M5



7 miles north

Bristol



2 miles



Accommodation

Description

The property occupies an end of terrace position and comprises an industrial building of concrete frame construction with traditional brick elevations under shallow pitched roofs which are insulated and incorporate approximately 10% natural roof lights.

The building is accessed via a concertina door in the front elevation. The internal height to eaves is approximately 4.95m.

Parking / Yard

The building has secure forecourt parking and benefits from a secure rear yard that can be accessed via the side of the premises.

Services

We understand the premises benefit from three phase electricity. 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	3,567	331.38
Ground floor office/kitchen	1,181	109.72
First floor office	1,109	103.02
TOTAL	5,857	544.13

Industrial & Logistics



Office content



Concertina door



Onsite parking



Eaves height 4.95m





Planning | Rates | EPC | Terms

Planning

Interested parties should make their own enquiries to the Planning Department of Bristol Council on 0117 922 2000 or www.bristol.gov.uk

Business Rates

Interested parties should make their own enquiries to Bristol 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

An EPC has been commissioned and will be available for inspection.

Code for Leasing

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

AML

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

Lease/Tenure/Terms

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

Alternatively the building is available to purchase.

Rent

Quoting rent £76,000 per annum.

Quoting Price

£850,000 excl 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/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

Viewing Arrangements

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



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COMMERCIAL
AGENCY



INVESTMENT



BUILDING
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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 advice from a specialist source.

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