TO LET / MAY SELL

Unit 20 Hither Green Industrial Estate
Clevedon
Bristol
BS21 6XU

Industrial / Distribution Premises
5,096 sq ft
plus mezzanine of 687 sq ft

alder king
PROPERTY CONSULTANTS

Location

Clevedon is located approximately 12 miles south west of Bristol and 12 miles north of Weston-super-Mare.

Unit 20 is situated on Hither Green Industrial Estate, approximately 1 mile south east of Clevedon town centre and half a mile north of Junction 20 of the M5 motorway.

The unit sits adjacent to Screwfix and backs onto Strode Road, providing good visibility for passing vehicle traffic.

Other nearby occupiers include Halfords, Topps Tiles, Jewson, Pipeline Products and Asda.

M5 J20	Bristol	Weston-super-Mare	Clevedon
0.5 mile	12 miles	12 miles	1 mile

Accommodation

Description
The property comprises a mid terrace warehouse unit of steel portal frame construction, with profile sheet/ blockwork walls and an insulated roof.

The property provides warehouse space with first floor offices. Access is via an up and over loading door with the warehouse having an internal height to the haunch of approximately 5.5m.

Services
We are advised 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
Ground Floor: Warehouse & office	4,652	432.17
First Floor: Office	444	41.25
TOTAL	**5,096**	**473.42**
First floor Mezzanine	687	63.79

Planning | Rates | EPC | Terms

Planning
We are verbally advised that the accommodation has most recently been used for distribution and any occupier should make their own enquiries to the Planning Department of North Somerset Council. Tel: 01934 888888 or www.n-somerset.gov.uk to confirm the building's suitability.

Terms
The property is available by way of a new FRI lease drafted outside the Security of Tenure Provisions of the 1954 Landlord & Tenant Act for a term of years to be agreed, to incorporate 5 yearly upward only rent reviews.

A sale may be considered with further details available upon request.

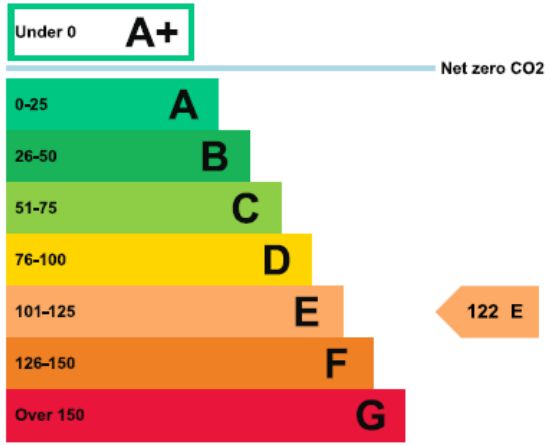
Rent
£55,000 per annum exclusive of Rates, Insurance, Service Charge and VAT.

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

Business Rates
Interested parties should make their own enquiries to North Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment **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**.

Energy Performance Certificate



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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/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.

Viewing Arrangements

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

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AK Ref: 0164/102629 **Date:** June 2026 **Subject to Contract**

COMMERCIAL AGENCY | INVESTMENT | BUILDING SERVICES | PLANNING | RESIDENTIAL DEVELOPMENT | PROFESSIONAL SERVICES | MANAGEMENT SERVICES | ASSET RECOVERY

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA. A list of all Members is available at the Registered Office.

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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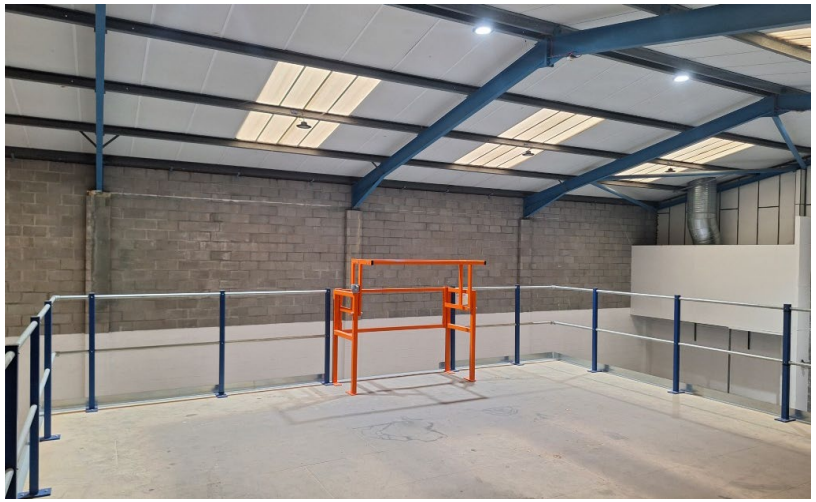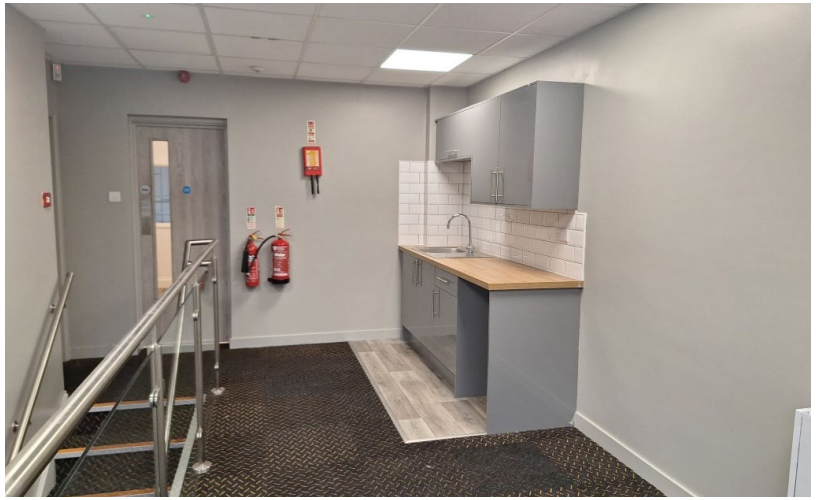
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