



alder king

PROPERTY CONSULTANTS

TO LET

Marine View Office Park

Martingale Way, Portishead BS20 7AW

Good Quality Modern Offices within onsite car parking, ranging from 1,706 – 3,450 sq ft net approx

Location

Portishead is a coastal town located just 10 miles from Bristol City Centre and has direct access to the M5 at Junction 19 which is located less than 2 miles away, via the A369. This in turn offers access to the M4/M5 interchange, allowing easy access to the Midlands, The South West and London. Bristol International Airport is also only 10 miles to the South.

The property is conveniently located close to the marina and a wide range of amenities, including, Sainsbury's, Waitrose, Hall & Woodhouse and Aqua, all of which are within a short walk.

M5



2 miles east

M4



8 miles northwest

Clifton



8 miles

Bristol



10 mile



Accommodation

Description

Marine View provides a range of high quality, modern, open plan office accommodation. The available accommodation had been refurbished and is located on the ground floor and first floor levels.

Parking

Each individually unit is offered with 6 allocated car 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 2A	1,744	162
First Floor 2C	1,706	158.5
TOTAL	3,450	320.5

Fully accessible
raised floors



Suspended
ceilings



Comfort
cooling



Onsite
parking



LED lighting



Open plan
layout



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use, but any occupier should make their own enquiries to the Planning Department of North Somerset Council.

Tel: 01934 888888 or www.n-somerset.gov.uk

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.

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](#)

Lease

The accommodation is available as a whole or on a unit-by-unit basis, by way of a new full repairing lease for a term of years to be agreed..

Rent

The accommodation is offered at a quoting rent of £16.50 per sq ft 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.

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:



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AK Ref: TWD/90504

Date: Oct 2026

Subject to Contract

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Important Notice

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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.

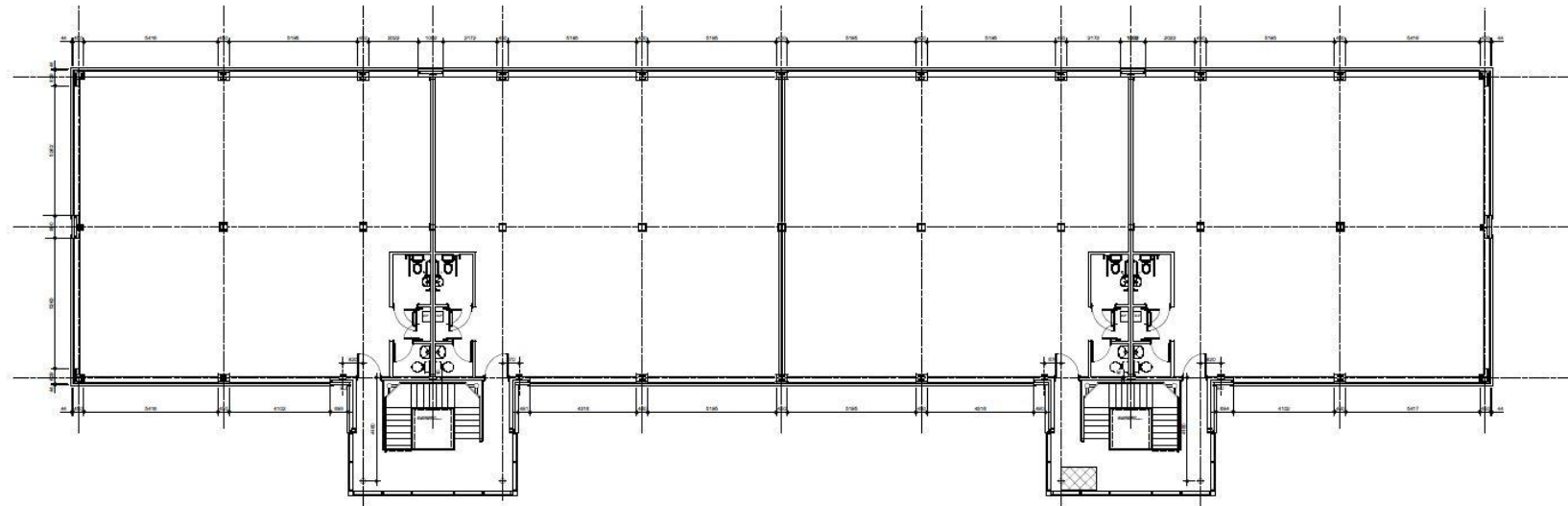
2. Misrepresentation Act 1967

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 advice from a specialist source.





Indicative Ground Floor Plan