TO LET

Yard 3, Balla Park

Severn Road
Hallen
Bristol
BS10 7SE

Open Storage Site

1.78 acres (0.72 ha)



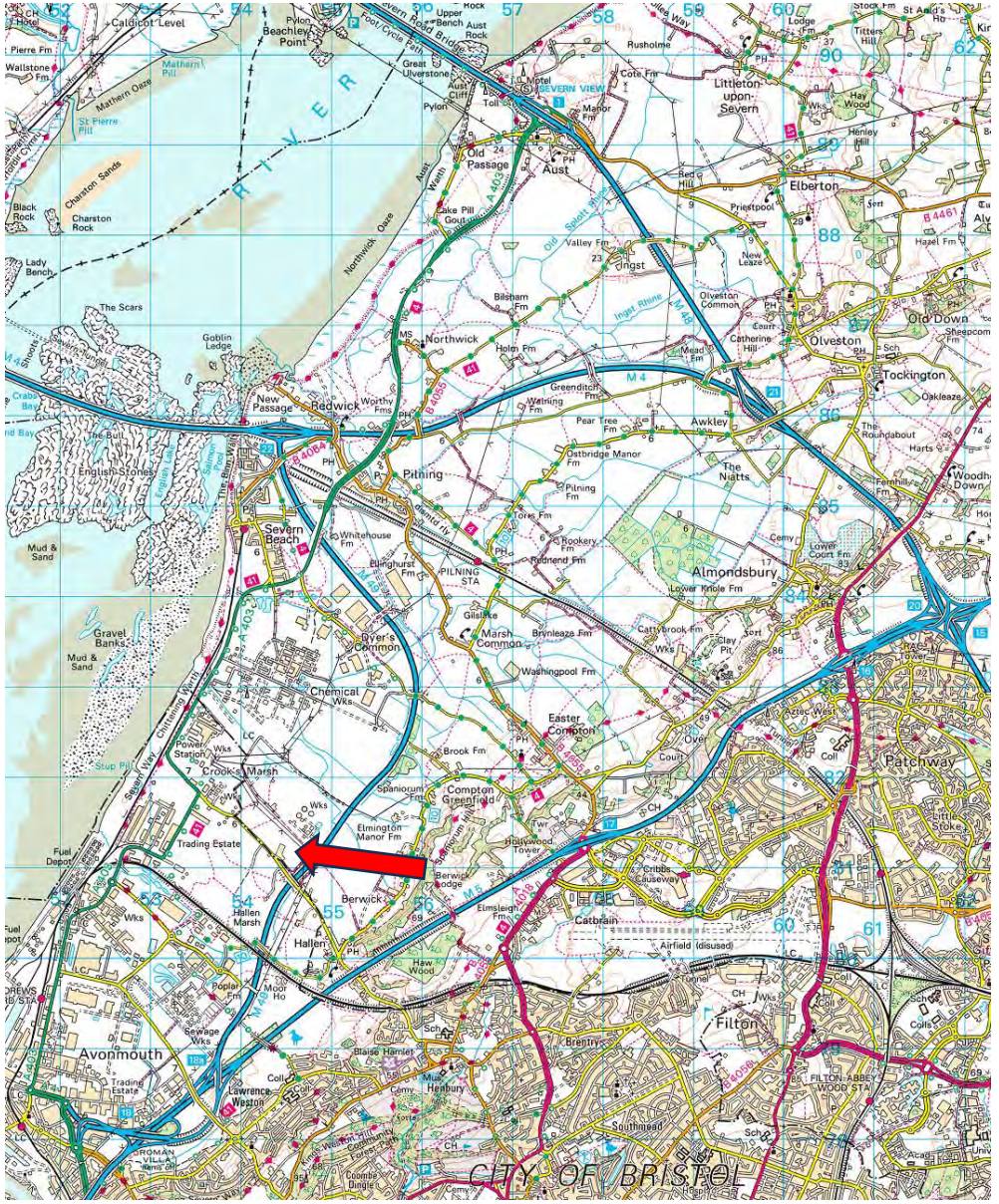
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PROPERTY CONSULTANTS

Location

The property fronts Severn Road (A403) approximately 6 miles north of J18/18a of the M5 and 3.5 miles to the South of Junction 1 of the M48 (the old Severn Bridge).

Access will be provided further with the opening of the new M49 Junction located 4 miles to the north.

M48	M5	M49
3.5 miles southeast	6 miles north	4 miles north



Promap
LANDMARK INFORMATION GROUP

Accommodation

Description

The site is located to the rear of the scheme and adjacent to United Utilities, Brisco and Bristol & Avon.

There is a portacabin office building and a temporary ‘marquee’ style storage area.

The site’s car parking is located off the estate road and referenced as Parking Areas 1 & 2.

The landlord will retain a right to cross Parking Area 1 to allow access (with or without vehicles) to the attenuation pond.

The plot is surfaced with consolidated stone and has a limited power and water supply.

NB: Foul water drainage will need to be dealt with by way of a septic tank.

Area	Acres	Hectares
Yard 3	1.78	c. 0.72



Planning | Rates | EPC | Terms

Planning
South Gloucestershire Council granted Planning Permission obtained under consent P16/4744/MW dated 20th June 2017 for the use of the site and that which adjoins to the South East for a waste transfer station with the subject site identified for the open storage of recycled aggregates.

Business Rates
Interested parties should make their own enquiries to South Gloucestershire District 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**

Tenure
The plot is available on a new full repairing an insuring lease for a term of years to be agreed subject to 5 yearly upward only rent reviews to the higher of open market rental value or annual RPI subject to a minimum of 2% and maximum of 5% pa exc.

Rent
£142,400 per annum exclusive of business rates, insurance, service charge and 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

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AK Ref: 0164/AJR
Date: September 2026
Subject to Contract

Important Notice

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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.