

EH

EVANS HOUSE FOR SALE

may let

Third Way,
Avonmouth
Bristol BS11 9YL

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60,854 sq ft - 77,524 sq ft
(5653 sq m - 7,202 sq m)
on 4.18 acres (1.69 ha)

COMPLEX OF TWO DISTRIBUTION BUILDINGS,
AVAILABLE AS A WHOLE OR IN PART.



M5
NORTH

M5
SOUTH

JUNCTION
18

LOCATION

EVANS HOUSE THIRD WAY, AVONMOUTH, BRISTOL

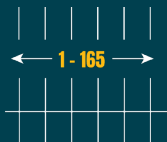
The property comprises a complex of two detached distribution buildings situated on the corner of Third Way and Avonmouth Way approximately 1 mile from Junction 18 and 18a (the link to the M49 and South Wales) of the M5. The M4/M5 interchange at Almondsbury is approximately 7 miles to the north with Bristol City Centre approximately 7 miles to the south east via the A4 Portway.



WAREHOUSE SPECIFICATION



Self contained
secure site



165 Parking
spaces



2 storey office
accommodation



6m eaves
height



Large external
yard



CCTV



10 ground
level doors



Fully fitted
canteen



24/7 access

DESCRIPTION

The property comprises two separate buildings within a self contained site. The details are as follows:

EVANS HOUSE, THIRD WAY, AVONMOUTH, BRISTOL



EAST BUILDING, AVONMOUTH WAY, AVONMOUTH, BRISTOL



EVANS HOUSE, RECEPTION



PROPERTY: Warehouse and office headquarters building together with a semi-detached warehouse on a secure gated site extending to a total of 4.18 acres.

ACCOMMODATION:

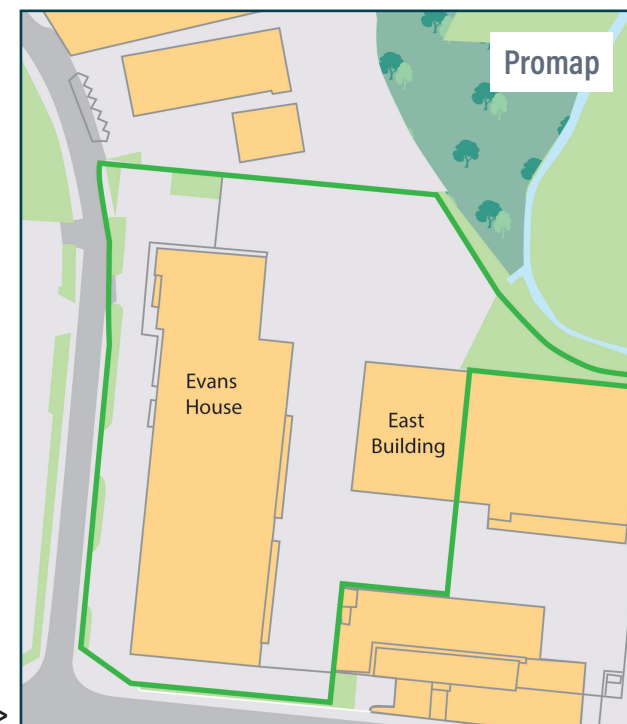
EVANS HOUSE	SQ M	SQ FT
Warehouse	3,610.35	38,862
GF Offices and Ancillary	1,057.58	11,384
FF Offices	985.58	10,609
Total	5,653.51	60,854

ACCOMMODATION:

EAST BUILDING	SQ M	SQ FT
Warehouse	1,147.44	12,351
Offices and Ancillary	29.77	320
Mezz	371.51	3,999
Total	1,548.72	16,670

TENURE:

Evans House and **East Building** are held on two long leasehold interests for a term of 125 years from 8th July 2008, the current ground rent for Evans House is £40,000 and £20,000 for East Building. The next rent review will be on 8th July 2028 on the basis of 10% of OMR for Evans House and 15% of OMR for East Building (both subject to maximum building sizes).



For identification purposes only. >

All areas have been calculated on a gross internal floor area basis in accordance with the RICS Code of Measuring Practice.

EVANS HOUSE DESCRIPTION

EVANS HOUSE, INTERNAL



PROPERTY: Warehouse and office headquarters building on a flat irregular shaped site extending to approximately 3.57 acres (1.45 hectares). The site is outlined in blue on the Promap to the right.

ACCOMMODATION:

EVANS HOUSE	SQ M	SQ FT
Warehouse	3,610.35	38,862
GF Offices and Ancillary	1,057.58	11,384
FF Offices	985.58	10,609
Total	5,653.51	60,854

EVANS HOUSE, OFFICE SPACE



EVANS HOUSE, SOCIAL SPACE



TENURE: Long leasehold subject to a 125 year ground lease from 8 July 2008 at a passing rent of £40,000 per annum. The next rent review is on 8 July 2028 and five yearly thereafter on an upward only basis and to 10% of OMR (42,141 sq ft).



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FURTHER INFORMATION

TERMS

The properties are available as a whole on the basis of a long leasehold purchase, (alternatively a leasehold transaction may be considered for a term in excess of 10 years).

SERVICES

We understand all mains services are available but have not undertaken any tests.

PLANNING

Prospective buyers are to make their own enquiries.

EPC/ENERGY PERFORMANCE CERTIFICATE

These have been commissioned and prepared and are available upon request.

BUSINESS RATES

The property (Evans House & East Building) has a rateable value of £305,000 as at 1st April 2023.

LEGAL COSTS

Each party is to be responsible for their own legal and surveyor costs incurred in relation to proposed transaction.

AML

A successful bidder will be required to provide relevant information to satisfy the vendors AML requirements.

VAT

Both properties are elected for VAT.

PRICE

Evans House & East Building - £5.25m

Evans House - £4.00m

Alternatively the property may be available to let for a term in excess of 10 years.

Messrs Savills (UK) Ltd and Russell Property Consultants for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer of contract.
2. All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as either statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All dimensions are approximate.
3. No persons in the employment of Savills (UK) Ltd and Russell Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.
4. All correspondence regarding this offer is subject to contract. March 2025.

FOR FURTHER DETAILS OR TO ARRANGE AN INSPECTION, PLEASE CONTACT THE JOINT AGENTS.



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