

# Unit B, Royal Portbury Park, Banyard Road, Bristol

**Hartnell  
TaylorCook**



## Contact

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## Location - BS20 7XH

Royal Portbury Park is located at Portbury West 7 miles to the west of Bristol City Centre. The building has excellent access to the national motorway network situated adjacent (to the west) of junction 19 of the M5 motorway and 9 miles to the south of the M4/M5 interchange. South Wales is accessed via the M49 and Second Severn Crossing 4 miles to the north.

## Description

The property comprises a detached warehouse industrial unit constructed on a steel portal frame with elevations of cavity brick and profiled metal cladding. The unit has ground and first floor offices including a kitchen area, shower and male and female WC facilities. The warehouse has a 6 m eaves, LED lighting, 3 phase power and 700 lb per sq ft floor loading.

Vehicular access is via 2 ground level loading doors leading from a secure yard to the rear of the building, enclosed by a 2.4 m high metal palisade fence.

## Accommodation

Warehouse	735.05 sq m	7,912 sq ft
Ground floor office	162.11 sq m	1,745 sq ft
First floor office	162.11 sq m	1,745 sq ft
<b>TOTAL</b>	<b>1,059.27 sq m</b>	<b>11,402 sq ft</b>

## Tenure

The property is available on a new full repairing and insuring lease for a minimum term of 10 years with 5 yearly upward only rent reviews.

## Rent

£91,200 per annum exclusive of rates, VAT and service charge.

## Rates

Rateable Value: £53,000pa

UBR: 50.4p

Rates Payable: £26,712pa

## Planning

The property has planning consent for B1 light industrial, B2 general industrial and B8 storage and distribution as defined in the Town and Country Planning (Use Classes) Order 1987.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Further Information

For further information or to arrange an inspection, please contact the above.

Bristol Office  
Somerset House  
18 Canynge Road  
Clifton  
BS8 3JX  
T. 0117 923 9234  
[htc.uk.com](http://htc.uk.com)



**Energy Performance Certificate**  
Non-Domestic Building



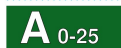
Unit B, Royal Portbury Park  
Banyard Road  
Portbury  
BRISTOL  
BS20 7XH

**Certificate Reference Number:**  
0580-0539-2249-0801-9002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient



Less energy efficient

**54** This is how energy efficient the building is.

**Technical information**

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 1052  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 47.72

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
**23** If newly built  
**60** If typical of the existing stock



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