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TO LET (MAY SELL)

***A FANTASTIC OPPORTUNITY TO ACQUIRE A DETACHED
MODERN PURPOSE-BUILT COMMERCIAL BUILDING ON A SITE OF
0.52 ACRES.***

HARBOUR PLACE, SERBERT ROAD, PORTISHEAD, BS20 7GF



- **SUBSTANTIAL DETACHED MODERN PURPOSE-BUILT COMMERCIAL BUILDING**
- **HIGH QUALITY BUILDING CONSTRUCTED IN 2003 / 2004.**
- **GROSS INTERNAL AREA C.8,727 SQ FT SET IN A LARGE SECURE YARD**
- **TOTAL SITE SIZE C.0.52 ACRES PROVIDING CAR PARKING AND SECURE YARD SPACE**
- **SUITABLE FOR A WIDE VARIETY OF COMMERCIAL USES**
- **SUIT OCCUPIER OR INVESTOR**

SUBJECT TO CONTRACT

LOCATION

The property is located in Portishead which is a town in North Somerset located approximately 9 miles to the west of Bristol city centre. Portishead has a population of approximately 24,000 (ONS, 2011) and benefits from excellent communication links due to being located approximately 2 miles west of junction 19 of the M5.

The property is situated on Gordano Gate Business Park which is located approximately 0.5 miles east of Portishead town centre. Gordano Gate Business Park comprises a range of office buildings and benefits from being in close proximity to a Sainsbury's superstore, Premier Inn, Busy Bees Day Nursery and additional amenities in Portishead town centre.

DESCRIPTION

The property occupies a site of approximately 0.52 acres, and we understand that the property was purpose built for the previous occupier in circa 2003/2004.

The ground floor accommodation currently provides predominantly open plan storage space with a reception area, cleaner's cupboard, kitchen/staff area and workshop areas. The ground floor has a floor to ceiling height of 3.29m and benefits from four electrically operated 'up and over' doors each with a width of 5.09m and height of 2.82m. The ground floor is generally heated with industrial style gas heaters.

The first-floor accommodation provides office space which is fitted to a good specification with raised flooring, suspended ceiling, recessed heating and cooling cassettes and raised flooring. The building benefits from WCs and a passenger lift.

Externally, there is a secure tarmac surfaced yard currently used for parking and in addition there is further unsecured parking/yard along the access road. The property benefits from a low site coverage of approximately 20%.

ACCOMMODATION

The property has the following Gross Internal Area, as measured in line with the RICS Property Measurement Standards: -

Ground floor:	4,396 sq ft	(408.38 sq m)
First floor:	4,331 sq ft	(402.40 sq m)
Total	8,727 sq ft	(810.78 sq m)

PLANNING

We understand that the property benefits from planning consent for the existing use as offices and workshop and has most recently been used as offices and car storage and valeting of high end 'prestige' cars. The nature of the site could lend itself to a wide range of commercial uses. All enquiries are invited.

We advise that interested parties make their own enquiries direct with the local planning authority.

TENURE

The property is for sale long leasehold. We further understand that the long lease is drawn on standard effectively full repairing and insuring terms at a peppercorn rent and drawn for a term of 999 years.

PRICE

The long leasehold interest is available for sale with a guide price of £1.5m.

RENT

The quoting rent for the property is £110,000 exclusive. The property is available to let by way of a new lease on standard full repairing and insuring terms.

VAT

All prices quoted are exclusive of VAT.

BUSINESS RATES

The property has the following rating assessment: -

Property:	Gnd & 1st Flr, Harbour Place, Serbert Road, Portishead, BS20 7GF
Description:	Offices and premises
Rateable Value:	£68,500.00
Rates Payable (2021/2022):	£35,072.00

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

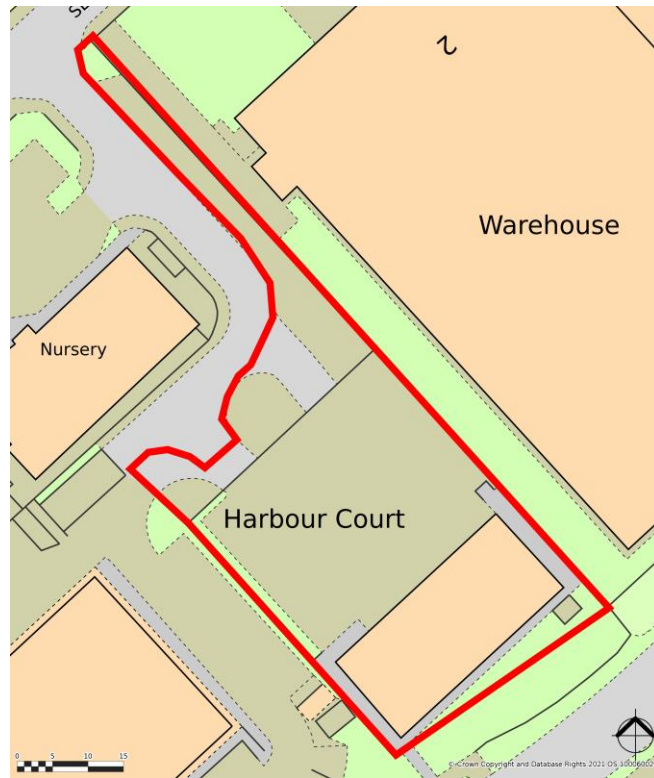
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OCTOBER 2021

Site Plan (for guidance purposes only)



Ground Floor Stores

First Floor Offices

