CLUE HOUSE, PETHERTON ROAD, HENGROVE, BRISTOL, BS14 9BZ

BURSTON COOK
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FOR SALE - FREEHOLD SINGLE LET OFFICE INVESTMENT

BENEFITTING FROM A LARGE PARKING AREA AND EXTERNAL STORES

SIZE
10,694 SQ FT (GIA)
40 PARKING SPACES

£ INCOME
£124,500 pa with RPI Linked upwards only review in 2027

£ QUOTING PRICE
£1,400,000 for the Freehold





THE OPPORTUNITY

Clue House is a prominent single-let office investment in Hengrove, which benefits from a large secure parking area and separate storage buildings. The property is let on a single lease until 2032 and will benefit from an RPI-linked upwards only rent review in 2027. There is future asset management and development potential for the building and the site as a whole.

- 10,649 sq ft (GIA) Office Building
- 2,178 sq ft Storage Building and 498 sq ft Gate House
- 40 Parking Spaces
- Single let on a 20-year FRI lease expiring in July 2032
- £124,500 pa rent - with RPI-linked upwards only rent review in 2027.
- Potential future development opportunity (subject to planning)
- Future asset management opportunities

DESCRIPTION

The office building sits on a site of approximately 0.5 acres, which incorporates a storage building, gatehouse, and parking for 40 cars.

The office provides modern office accommodation over two floors, with each floor benefiting from WCs and kitchenettes. The office accommodation is a mix of open plan and cellular space and is fitted with suspended ceilings, LED lighting, and air conditioning. There is a rental agreement for a telecommunications mast on the roof of the building which is subject to a Landlord's redevelopment break option after year 5 of the term.

The secure yard has a barrier entry system and provides parking for 40 cars and a light industrial unit and gatehouse. The car park is laid to tarmac and is secured by steel palisade fencing.

The storage building has a roller shutter door and provides open plan storage accommodation.

The gatehouse is a single-storey building providing basic accommodation and is in need of refurbishment.

LOCATION
Clue House is situated within the Central Park Business Centre on Petherton Road in Hengrove, a well-established industrial and commercial suburb in South Bristol. The area benefits from rapid northbound access into the heart of the city via the A37 (Wells Road), which links directly further north to the M32 motorway network. The building is positioned conveniently between Airport Road and Wells Road, and offers practical routes westbound via the A38 directly to Bristol Airport and the M5 southbound motorway.

The immediate vicinity is primarily commercial, defined by a mixed-use commercial layout that combines modern office suites, trade counters, and light industrial workshops.

PLANNING
We understand that the property benefits from a full and unrestricted planning consent for the existing uses as Offices (Class E)

N.B. We would recommend all interested parties make their own enquiries with the relevant planning department.

BUSINESS RATES
In accordance with the Valuation Office Agency the properties have the following assessments:-

Clue House - Rateable Value: £70,500

N.B. All parties are advised to make their own enquiries.

TENANCIES

The property is occupied under a single head lease to BOM Group Limited on full repairing and insuring terms subject to a schedule of condition.

BOM Group Limited have sublet parts of the ground and first floors. These leases are contracted outside Sections 24-38 of the Landlord and Tenanct Act 1954.

Details of these sublettings and all leases and schedules can be made available upon request.





ACCOMMODATION AND TENANCY SCHEDULE

AREA	SQ FT (GIA)	SQ M (GIA)
GROUND FLOOR	5347	496.74
FIRST FLOOR	5347	496.74
TOTAL	**10694**	**993.48**

OUT BUILDINGS

AREA	SQ FT (GIA)	SQ M (GIA)
STORE BUILDING	2178	202.34
GATE HOUSE	492	45.71
TOTAL	**2670**	**248.05**

PROPERTY	TENANT	RENT pa	Lease Length	Lease Start Date	Lease Expiry	Rent reviews	Breaks
Telephone Mast	ON TOWER UK LIMITED	£4,500	10 years	11/10/2025	10/10/35	11/10/2030	Rolling Tenant only break option on service of 3 months' notice. Landlords redevelopment break option after year 5 of the term on 18 months written notice of intention to redevelop.
Office, Yard and Outbuildings	BOM GROUP LIMITED	£120,000	20 years	20/07/2012	20/07/2032	20/07/2027	None
	Total	**£124,500**					





TENURE

The freehold interest is offered for sale with a guide price of £1,400,000 showing a net initial yield of 8.37% (allowing for purchaser's costs of 6.3%) and a potential reversionary yield of 9.98% following the RPI linked rent review in 2027. The property provides a secure income stream until 2032 together with fixed rental growth and opportunities for active asset management and future value enhancement, subject to any necessary consents.

EPC

The property has an Energy Performance Rating of C (53)

VAT

We have been advised that the property is NOT elected for VAT.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

LEGAL FEES

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

CONTROL OF ASBESTOS AT WORK REGULATIONS 2012

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT **November 2026**







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