

UNIT 3

AVONBRIDGE TRADING ESTATE
Atlantic Road, Avonmouth, Bristol BS11 9QD

TO LET

21,833 sq ft (2,030 sq m)



West Elevation May 2019



IDEAL WAREHOUSE /
TRADE COUNTER UNIT



EXCELLENT MOTORWAY LINKS - M5
JUNCTIONS 18 AND 18A



5.88M EAVES
HEIGHT



LARGE SECURE YARD AND
FORECOURT CAR PARKING



TWO STOREY OFFICE
ACCOMMODATION



TO BE FULLY
REFURBISHED



- ✓ End of terrace unit
- ✓ Steel portal frame construction with brick and block elevations
- ✓ Eaves height of 5.88m
- ✓ 2 full height electric roller shutter doors
- ✓ Two storey office accommodation with perimeter trunking and carpeted throughout
- ✓ Secure fenced rear yard
- ✓ Demised forecourt car parking to front

	SQ FT	SQ M
Warehouse	18,969	1,762
Ground Floor Office & Ancillary	1,432	134
First Floor Office	1,432	134
TOTAL	21,833	2,030

Measured on a Gross Internal Area Basis

LOCATION

- ✓ Avonbridge Trading Estate is a well managed estate
- ✓ Located in a prominent position fronting Junction 18 of the M5 motorway
- ✓ Excellent access to all areas of the South West, South Wales (via the M49) and the Midlands
- ✓ The M4/M5 interchange is just 7 miles to the North which further connects the area to London
- ✓ Bristol city centre is located approximately 7 miles to the South East via the A4 Portway
- ✓ Excellent transport links make Avonmouth a highly attractive location for occupiers
- ✓ Estate occupiers also include Screwfix, Chubb Fire & Security and Howdens



RENT Upon application.

VIEWING Strictly by appointment.

TENURE New full repairing and insuring lease for a term of years to be agreed by the landlord.

PLANNING We understand that the unit has consent for B1, B2 & B8 under the Town & Country Planning (Use Classes) Order 1987 (as amended). However, interested parties should make their own enquires to the Bristol City Council.

SERVICE CHARGE Will be levied for the maintenance of the access roads, landscaping and common areas.

BUSINESS RATES The property is listed under the VOA's 2017 listing as having a rateable value of £90,500.

LEGAL COSTS Each party is responsible for their own legal costs in connection with the granting of a lease.

INSURANCE The Landlord will insure the premises, the premiums of which will be recovered from the tenant.

Knight Frank
 Bristol
 0117 945 8814
 KnightFrank.co.uk

Russell.Crofts@knightfrank.com
 Rhys.Jones@knightfrank.com

Savills Bristol
 savills.com
 savills
 0117 910 2200
 RCleaves@savills.com

On the instructions of:

LCP
 020 7233 5255
 www.lcpproperties.co.uk

PDurcan@lcpproperties.co.uk

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East Elevation May 2019

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