

# AVONRIVERSIDE

VICTORIA ROAD | AVONMOUTH

BS11 9DB

# MODERN INDUSTRIAL UNIT TO LET

## UNIT 5

**7,401 SQ FT**

(687.61 SQ M)

- Excellent access to Avonmouth & Junction 18 of the M5 motorway
- Full refurbishment
- Unrestricted frontage
- Parking/loading provision to front
- Ability for trade counter



Unit 5 2014

**THE PERFECT DELIVERY**



Typical refurbishment - 2014

# AVONRIVERSIDE

VICTORIA ROAD | AVONMOUTH

**Avon Riverside - for the business which needs clean accommodation with instant access to Avonmouth docks and the UK motorway network.**

**LOCATION** The property is located on Avon Riverside Industrial Estate, approximately one mile from junction 18 of the M5 motorway via the A4 Portway. This provides excellent access to Bristol city centre and the national motorway network with the M4 and M5 interchange at Almondsbury approximately six miles to the north.

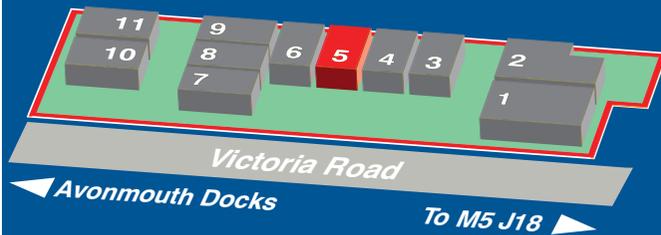


Unit 5 2014

## UNRESTRICTED FRONTAGE



Seconds From J18 M5 | Available Immediately | Full Refurbishment | Allocated Parking | Next To Park And Ride



### ACCOMMODATION

#### UNIT 5

|                       |                    |                    |
|-----------------------|--------------------|--------------------|
| Warehouse & Ancillary | 6,212 sq ft        | 577.11 sq m        |
| GF Offices            | 594 sq ft          | 55.22 sq m         |
| FF Offices            | 594 sq ft          | 55.22 sq m         |
| <b>Total</b>          | <b>7,401 sq ft</b> | <b>687.61 sq m</b> |

#### UNIT 5

##### WAREHOUSE

- Steel portal frame
- Internal eaves height 6.10m
- 4.5m(w) 5.0m(h) roller shutter door

##### OFFICE

- Suspended ceiling
- Inset lighting
- Double glazed windows
- Carpeted throughout
- Kitchenette and WC facilities

**PLANNING** We understand that the unit is suitable for B1 (light industrial) and B8 (storage and distribution) uses under the Town and Country Planning Use Classes Order 1987. Subject to gaining the necessary planning consents B2 (general industrial) may be achievable.

**SERVICES** Mains water, mains drainage and three phase electricity are connected to the property.

**TENURE** The property is available by way of a new full repairing and insuring lease on terms to be agreed.

**RATES** The property is described by the Valuation Office Agency as "warehouse and premises" with the following rateable value: £36,750

**EPC** The unit has a current EPC rating of 104 (E). A new EPC will be commissioned post refurbishment.

**RENT/PRICE** On application.

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

### FURTHER INFORMATION

For further information or an appointment to view please contact one of the joint agents:

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On the instructions of:

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Measured on a GIA basis in accordance with the RICS Code of Measuring Practice.

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statement that any necessary planning, building regulations or other consent has been obtained. Any buyer or lessee must satisfy himself by inspection or otherwise on these matters and as to the correctness of any other information. 4. The VAT position relating to the property is subject to change without prior notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. Important Notice V2 October 2014\* Subject to contract. Subject to minimum term. Subject to Landlords approval of covenant strength. Subject to comparable property. November 2018