

To Let

Units 5/6 Century Park

Chittening Industrial Estate, Avonmouth BS11 0YB

24,380 sq ft (2,265.36 sq m)



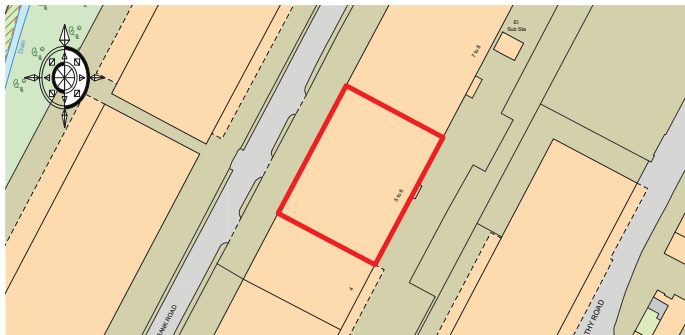
- 4 full height roller shutter doors
- 6.75m eaves
- Excellent motorway links
- External parking/loading provision
- Established Industrial location
- To be refurbished Q1 2018
- Cross-loading provision – front and rear elevations
- Surrounding occupiers include Palletways, Massey Wilcox Transport, DS Smith and Encon Insulation

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Location

Units 5/6 are located on Bank Road on the popular Chittening Industrial Estate, fronting Smoke Lane on the main arterial route through Avonmouth. The property has good access to junction 18A of the M5 approximately 2 miles to the south, which provides access to the M49/M4 to the north of the estate. Surrounding occupiers include DS Smith, Palletways, Massey & Wilcox Transport Ltd and Encon Insulation.

Description

The property consists of a mid-terrace unit of steel portal frame construction, set underneath a pitched corrugated sheet steel roof, incorporating 10% natural roof lights. The elevations provide an eaves height of 6.75m which incorporates four full height electric roller shutter doors. The units benefits from W/C/kitchenette facilities internally. Externally, the property benefits from extensive car parking to the front elevation and loading areas to the front of the roller shutter doors.

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Accommodation

The property has been measured on a Gross Internal Area basis (GIA):

	Sq m	Sq ft
Ground Floor		
Warehouse	2,260.00	24,322
WC	5.36	58
Total	2,265.36	24,380

Rent

Upon application

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Planning

We understand that the property benefits from B8 (Storage and Distribution) planning consent. However, interested parties are advised to make enquiries with the relevant local authority.

Services

The property has the benefit of mains water, mains drainage and three phase electricity.

Rateable Value

According to the VOA website (<https://www.tax.service.gov.uk>), the rateable value is rounded down to £90,000 effective as of 1st April 2017.

Legal Costs

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

VAT

All figures quoted are exclusive of VAT where applicable.

Viewing & Further Information

Strictly by prior arrangement only with:

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