

TO LET WAREHOUSE / TRADE COUNTER / PRODUCTION UNIT

UNIT 3 AVONBRIDGE TRADING ESTATE

Atlantic Way, Avonmouth, Bristol, BS11 9QD



Key Highlights

- 21,933 sq ft
- Excellent motorway links - M5 and M4
- Two story office accommodation
- 5.88m Eaves
- Large secure yard and forecourt car parking
- To be fully refurbished

SAVILLS BRISTOL
Embassy House, Queens Avenue
Bristol, BS8 1SB

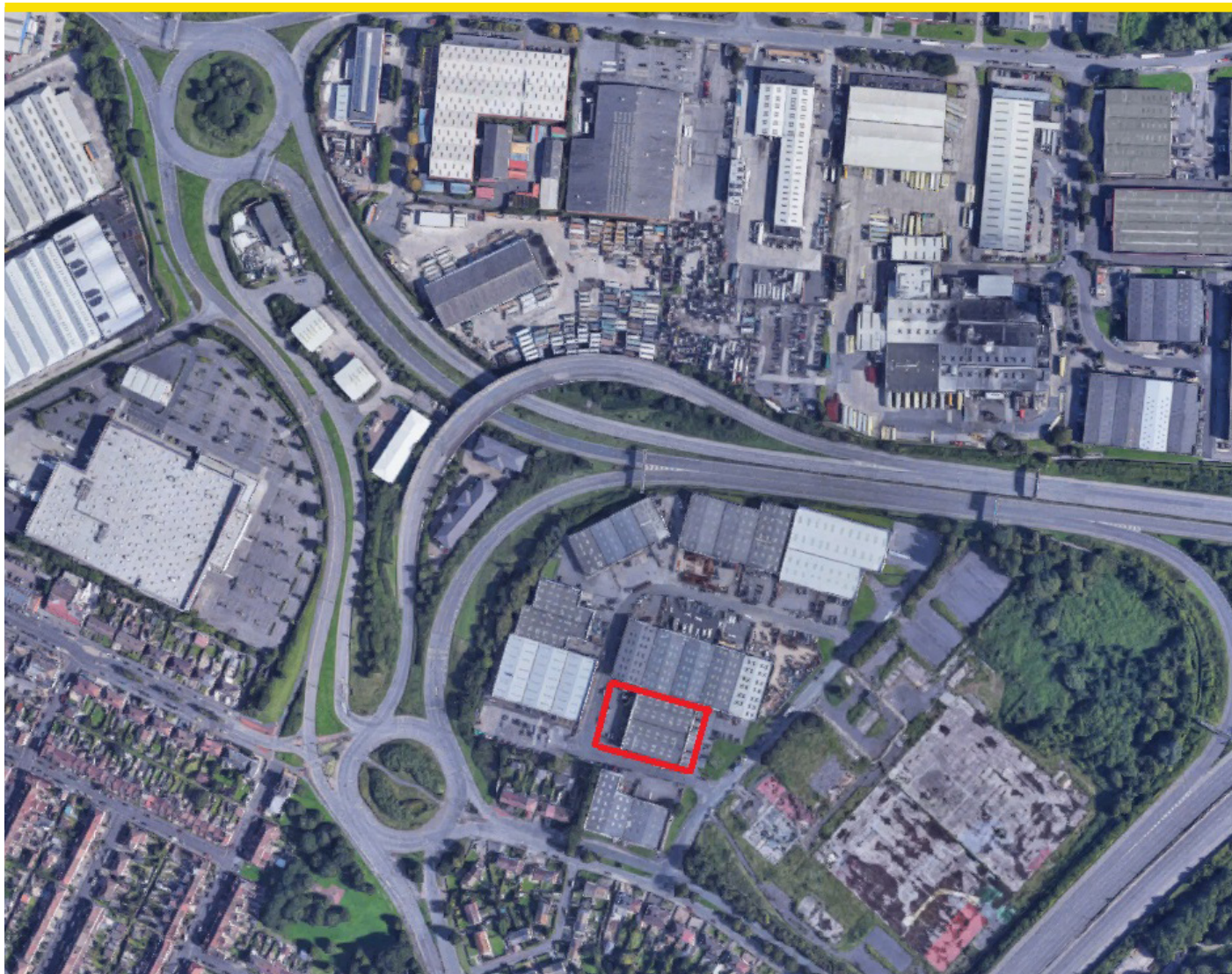
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Location

Unit 3 Avonbridge Trading Estate is located in the heart of Avonmouth. The area is considered as Bristol's core industrial estate and provides warehousing for a range of local and national occupiers. The estate is located adjacent to the M5 J18a which provides direct access to the South West and the Midlands. The M4/M5 interchange is just 6.8 miles North of Avonmouth which further connects the area to South Wales and London. Further to this the estate is located directly off the Portway roundabout which provides a direct link to the A4 Portway. The Portway connects Avonmouth the Bristol City Centre. These excellent transport links make Avonmouth a highly attractive location for occupiers.

Local occupiers on the estate include Screwfix, Chubb Fire and Security and Howdens.

Description

The property is an end of terrace, steel portal frame standard industrial unit of brick and block elevations with profiled cladding above. The unit has an eaves height of 5.88m. Internally the unit offers two storey office accommodation with a suspended ceiling, perimeter trunking and is carpeted throughout.

Externally the unit benefits from having a secure fenced rear yard with 2 full height electric roller shutter doors proving vehicular access to the unit. To the front of the unit there is a demised forecourt providing a car parking area.

Accommodation

AREA	SQ FT	SQ M
Warehouse	19,061.81	1,770.90
Ground Floor Office & Ancillary	1,432.69	133.38
First Floor Office	1,432.69	133.38
TOTAL (GIA)	21,933	2,038

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Rent

Upon application.

Tenure

Full repairing and insuring.

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.

EPC

C71.



Contact

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