



**Semi-detached warehouse unit  
1,658.43 sq m (17,851 sq ft)**

## Property Highlights

- Semi-detached warehouse with secure yard
- Due to undergo extensive refurbishment including new roof
- 6 m minimum eaves height
- 3 surface level loading warehouse doors
- Fitted office accommodation
- Established central commercial location
- Close proximity to the M32 Motorway



For more information, please contact:

**Chris Yates**

Associate

+44 (0)29 2026 2272

[chris.yates@cushwake.com](mailto:chris.yates@cushwake.com)

**Martha Freer**

+44 (0)117 910 5262

[martha.freer@cushwake.com](mailto:martha.freer@cushwake.com)

Rivergate House

70 Redcliff Street

Bristol

BS1 6AL

+44 (0)117 926 2210

Or our joint agents Colliers International,  
Tom Watkins, 07917 093167,  
[Tom.Watkins@colliers.com](mailto:Tom.Watkins@colliers.com)

### Location

The property is located on Avonside Industrial Park, within the popular industrial area of St Philips. The estate fronts onto Feeder Road, the main road in St Philips for prime industrial and trade counter units.

Avonside Industrial Park is an established commercial location, with neighbouring occupiers including, Wolseley, SES Auto Parts, Graham Plumbers Merchant and numerous car garages.

Approximate travel distances are as follows:

- Bristol Temple Meads – 1.5 miles (2.5 km)
- Junction 3 of M32 Motorway – 2 miles (3.2 km)
- M4/M5 Motorway interchange – 10 miles (16 km)
- Avonmouth Docks – 10 miles (16 km)
- London – 118 miles (190 km)

### Description

The property comprises a semi-detached warehouse unit of steel portal frame construction. Due to undergo extensive refurbishment including a new roof, with practical completion in December 2019. Vehicular access to the buildings is provided via three surface level loading doors to the rear of the property with enclosed, secure yard. Minimum eaves height of 6 metres.

The property offers large open plan warehouse space with ground and first floor office space.

### Accommodation

Description	Sq M	Sq Ft
Ground Floor Warehouse	1,392.84	14,992
Ground Floor Offices	132.80	1,429
First Floor Offices	132.80	1,429
<b>Total</b>	<b>1,658.43</b>	<b>17,851</b>

### Planning

B1, B2 and B8 planning consent.

### Services

We understand that services are provided to the property, including mains water, drainage and three phase electricity. Interested parties are advised to make their own enquiries to establish their suitability and capacity.

### Tenure

The property is available from December 2019 by way of a new lease, subject to terms.

### Rent

Available upon application.

### Rateable Value

We advise you make your own enquiries with the local authority.

### EPC

D 78 – EPC to be updated post refurbishment works.

### VAT

All figures quoted are exclusive of VAT which will be charged at the appropriate rate.

### Viewings

Please contact Joint Sole Agents Cushman & Wakefield or Colliers International for further information and viewings.







**IMPORTANT NOTICE:** Cushman & Wakefield gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Particulars prepared September 2019.