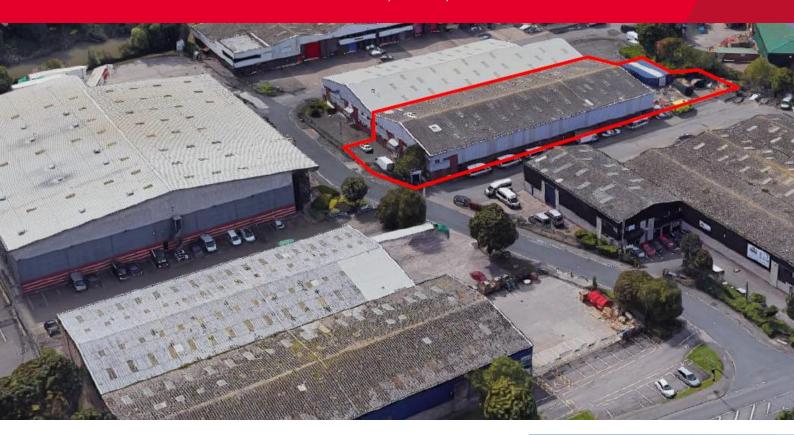
CUSHMAN & WAKEFIELD

FOR LEASE Unit 7 Avonside Industrial Park Feeder Road, Bristol, BS2 0UQ



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

Martha Freer +44 (0)117 910 5262 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

cushmanwakefield.com

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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.

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.

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
Total	1,658.43	17,851

Planning

B1, B2 and B8 planning consent.





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