



KnightFrank.com



TO LET

Warehouse / Distribution unit

**Unit 3 Dean Road Trading Estate, Avonmouth, Bristol,
BS11 8AT**

5,091 sq ft (472.90 sq m)

- Yard and Car Parking
- Electric roller shutter door
- Flexible lease terms
- 24 hour on site security & CCTV

Location

Dean Road Trading Estate is a prime location for hauliers and related trades who require good access to the motorway network. It is located in the heart of Avonmouth's industrial area.

Bristol benefits from excellent road links being situated close to the intersection of the M4, M5 and M49 motorways. The M5 links the city to Exeter and Cornwall and Birmingham to the north. The M4 links Cardiff to the west and London to the east. The M49 joins the M5 at Junction 18 and provides a link to the M4 at Junction 22. Bristol also benefits from excellent rail, sea and air transportation links.

Description

Dean Road Trading Estate comprises a large, secure industrial estate comprising of 9 units arranged in 2 terraces. Unit 3 is a mid-terrace steel portal framed warehouse with an electric roller shutter door to the front elevation providing access and loading to the unit. Externally there is a concrete surfaced yard and car parking.

The premises benefit from:

- Electric roller shutter door to the front elevation
- Car parking spaces
- Concrete surfaced yard
- Three phase electricity

Accommodation

Description	sq ft	sq m
Warehouse	5,091	472.90
Total	5,091	472.90

VAT

All figures quoted are exclusive of VAT where applicable

Terms

The property is available by way of a new full repairing and insuring lease, for a term to be agreed.

Rent

We are quoting a rent of £37,930 per annum exclusive.

Business Rates

We understand that the property has a rateable value of £20,750. For rates payable please contact the marketing agents or local billing authority.

Energy Performance Certificate

The property has a rating of 94 and is within Band D.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Viewing

For further information or to arrange a viewing please contact us on the details below or our joint agents Savills.

Rhys Jones

T: +44 117 917 4534

M: +44 7810 599 710

E: rhys.jones@knightfrank.com

Russell Crofts

T: +44 117 917 4535

M: +44 7990 707 723

E: russell.crofts@knightfrank.com

Important Notice

- 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- 2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- 3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- 4. VAT:** The VAT position relating to the property may change without 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.