



J19 M5 – 0.5 MILES



M4/M5 INTERCHANGE – 8 MILES



BRISTOL CITY CENTRE – 9 MILES



GORDANO19 GARANOR WAY
PORTBURY
BS20 7XE

UNIT 9

3,925 – 10,167 SQ FT (364.6 – 944.4 SQ M) TO LET

LOCATION

- ✓ Immediately adjacent to Junction 19 M5
- ✓ One mile from the Royal Portbury Docks
- ✓ Two miles from Portishead
- ✓ Eight miles from the M4/M5 Almondsbury Interchange
- ✓ Nine miles to Bristol city centre

DESCRIPTION

- ✓ Modern mid terrace light industrial unit
- ✓ Available combined with unit 10
- ✓ Ideal for both distribution and port related occupiers
- ✓ Nearby occupiers include Bristol Port Company, Wincanton, Kerry Ingredients and Apetito



Unit 14 Internal

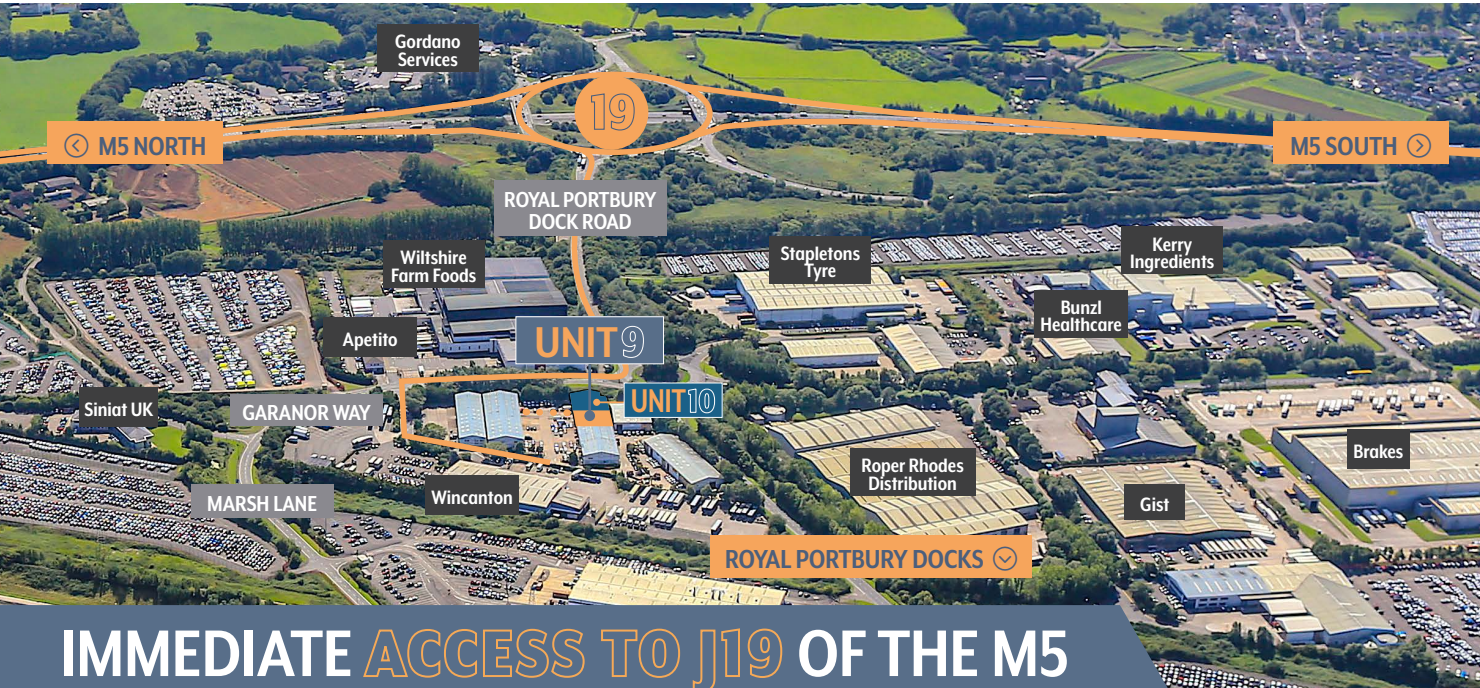
UNIT 9 SPECIFICATION

- ✓ Full refurbishment to be undertaken
- ✓ Steel portal frame construction
- ✓ Minimum eaves of 6m (20ft)
- ✓ Access via an electric roller shutter door
- ✓ Office over two floors with suspended ceilings, double glazing, central heating, WCs and a kitchen area
- ✓ Allocated parking and loading areas

ACCOMMODATION	SQ FT	SQ M
Warehouse	2,859	265.62
Ground Floor Offices	533	49.48
First Floor Offices	533	49.48
UNIT 9 TOTAL (GIA)	3,925	364.58
UNIT 9+10 TOTAL	10,167	944.42



SAT NAV: BS20 7XE



IMMEDIATE ACCESS TO J19 OF THE M5

SERVICES

We are advised that the property is connected to mains water, drainage, gas and three phase electricity.

LEASE

The premises are available by way of a new fully repairing and insuring lease for a term of years to be agreed.

RENT

Upon application.

RATEABLE VALUE

Listed as warehouse and premises with a rateable value of £22,500.

EPC

D 96

LEGAL COSTS

Both parties are responsible for their own legal costs incurred.

VIEWINGS

For an appointment to view please contact the joint agents.



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