

# Industrial Units To Let

## Units 7/8 Century Park

Chittening Industrial Estate, Avonmouth, Bristol BS11 0YD  
End-terrace warehouse 3,544 sq m (38,151 sq ft)



- Large end-terrace unit
- Ancillary office accommodation
- Excellent motorway links
- 6.5m eaves
- 4 full height roller shutter doors
- Circa 50 parking spaces

#### Savills

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## Location

Units 7/8 are located on Worthy Road on the popular Chittening Industrial Estate which is situated to the North within the Avomnouth industrial centre, fronting Smoke Lane. The property has good access to junction 18A of the M5, approximately 2 miles to the South while junction 1 of the M48 is situated to the North of the estate. Surrounding occupiers include DS Smith, John T Evans, Encon Insulation and Massey & Wilcox Transport Ltd.

## Description

The property consists of an end-terrace unit of steel portal frame construction, the unit is set underneath a pitched corrugated sheet steel roof, incorporating 10% natural roof lights. The elevations provide a 6.5m eaves height which incorporate 4 full height electric roller shutter doors. The units benefits from a reception area and two storey office accommodation with W/C/kitchenette facilities and a DDA compliant passenger lift. Externally, the property benefits from circa 50 parking spaces to the front, rear and side elevations and a bin store area to the rear elevation.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) on a Gross Internal Area Basis:

	Sq m	Sq ft
Warehouse	3,256 sq m	35,045 sq ft
Ground Floor Office	144 sq m	1,553 sq ft
First Floor Office	144 sq m	1,553 sq ft
<b>Total GIA (approx)</b>	<b>3,544sq m</b>	<b>38,151 sq ft</b>

## Energy Performance Certificate

C 61

## Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, incorporating 5 yearly upward only rent reviews.

## Rent

Available on request.

## Services

The property benefits from three phase electricity, drainage and mains water.

## VAT

All figures quoted are exclusive of VAT where applicable.

## Planning

We understand that the property has B8 (Storage and distribution) consent under the Town & Country Planning Use Classes Order 1987.

## Legal Costs

Each party will bear their own legal costs incurred in the completion of the transaction.

## Information/Viewing

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