



# TO LET

Warehouse, 5,021 sq. ft.

**Unit 4A Severnside Trading Est.**

St. Andrews Road, Avonmouth, Bristol, BS11 9EB



**BNP PARIBAS  
REAL ESTATE**

- **Refurbishment to be undertaken**
- Great access to Junction 18 of M5 Motorway
- Full height electric roller shutter door 4.569 x 4.973m
- Minimum eaves height of 5.5m
- Office accommodation with separate pedestrian access
- Prominent road frontage



**LOCATION**

Sevenside Trading Estate is situated in the heart of Avonmouth, the South West’s largest concentration of industrial and distribution space. All units benefit from frontage onto St Andrews Road, one of the main arterial routes in Avonmouth. It is well known for its excellent links with both the M5 and M4 Motorways.

**DESCRIPTION**

Comprises a mid-terrace industrial unit with a prominent frontage of steel portal frame enveloped with metal profile roof cladding, 10% roof lights and walls of part brick/blockwork and metal profile cladding. The unit is accessed by an electric roller shutter door (4.569(w) x 4.973(h)) on the front elevation and a manual concertina door on the rear elevation. Internally the unit has an eaves height of 5.507m.

**ACCOMMODATION**

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice.

|              | SQ. FT.      | SQ. M.        |
|--------------|--------------|---------------|
| Warehouse    | 4,604        | 427.75        |
| Office       | 417          | 38.77         |
| <b>TOTAL</b> | <b>5,021</b> | <b>466.52</b> |

**PLANNING**

The previous occupier used the property for B8 use. We recommend any interested parties make their own enquiries.

**RATES**

The property is identified by the valuation office as a Warehouse & Premises with a rateable value assessment of £22,000 effective from 1st April 2017 For rates payable please contact the marketing agent.

**RENT**

Rent upon application.

**TERMS**

The unit is available to lease on a full repairing and insuring basis for a term of years yet to be agreed.

**SERVICES**

We are verbally informed that all mains services exist including mains 3 phase electricity. Any occupier should make their own enquiries.

**VAT**

All terms quoted are exclusive of VAT where appropriate.

**LEGAL FEES**

Each party are to be responsible for their own legal and professional fees.

**EPC**

D78

**VIEWINGS AND FURTHER INFORMATION**

For an appointment to view or for further information please contact the marketing agents:

**Rupert Elphick**

Tel: 07920 813 290

Email: [rupert.elphick@realestate.bnpparibas](mailto:rupert.elphick@realestate.bnpparibas)

**Josh Gunn**

Tel: 07826 889 595

Email: [josh.gunn@realestate.bnpparibas](mailto:josh.gunn@realestate.bnpparibas)

Or the joint agent: Russel Property Consultants

Details updated July 2019

SUBJECT TO CONTRACT

