

# TO LET

## Units 3 - 5, Willment Way, Avonmouth, Bristol

4,232 sq ft - 11,695 sq ft

**Hartnell  
TaylorCook**

### Contact

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### Location - BS11 8DG

The property is located on Willment Way, 2 terraces totalling 10 industrial units accessed via Avonmouth Way. The property is located approximately 8 miles to the north west of Bristol City Centre and the national motorway network is accessed via junction 18 of the M5 approximately 1 mile to the south west.

### Description

The property comprises 3 industrial/warehouse units of steel portal frame construction, with elevations of cavity brick and profiled metal cladding beneath a pitched roof. Dividing walls have been removed to form one unit, these can be reinstated if required. It has a concrete floor, separate three phase power supply to each unit, LED lighting and gas supply. There is first and ground floor office space with perimeter trunking, carpet flooring, kitchenette and WC facilities. Vehicular access is via 4 roller shutter loading doors to the front elevation.

### Accommodation

Units 3 & 4

Warehouse 644.48 sq m 6,937 sq ft

Office 48.88 sq m 526 sq ft

Unit 5

Warehouse 310.44 sq m 3,342 sq ft

Ground floor office 41.32 sq m 445 sq ft

First floor office 41.32 sq m 445 sq ft

Total 1,086.44 sq m 11,695 sq ft

### Tenure

The units are available by way of a sublease or assignment of the existing leases dated 1st March 2016 for a term of 10 years with a tenant break at the end of the 5th year. Unit 5 is on a separate lease to units 3 & 4.

### Rent

The passing rents are:

Units 3 & 4 - £37,150 per annum

Unit 5 - £19,467 per annum

Rents are exclusive of VAT, service charge and insurance.

### Rates

Rateable Value - £44,250 per annum

UBR - 49.1p

Rates Payable - £21,726.75 per annum

### Planning

We understand the planning use to be B2 general industrial as defined by the Town Country Planning (Use Classes) Order 1986.

### Legal Costs

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

### Further Information & Viewing

For further information or to arrange a viewing, please contact the above.

Bristol Office  
Somerset House  
18 Canynge Road  
Clifton  
BS8 3JX  
T. 0117 923 9234

[htc.uk.com](http://htc.uk.com)

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**Promapv2**  
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**SUBJECT TO CONTRACT**

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