



# SEVERNSIDE TRADING ESTATE

Avonmouth, Bristol BS11 8AF

**UNIT 115 TO LET / MAY SELL - 54,011 SQ FT**

## LOCATION

- Located off Burcott Road, a major estate road in Avonmouth
- Direct access onto St Andrews Road.
- Junction 18 M5 approximately 2.5 miles to the south
- Link to South Wales via Severn Road (A403) and M49
- Excellent national motorway access

## DESCRIPTION

- Detached warehouse of steel frame construction
- Double pitched roof incorporating 15% roof skylights
- Eaves height of approx 6.0 meters
- Canopy to rear loading doors
- Fully secure yard accessed via steel gates
- EPC available upon request

## FACILITIES

- New roof
- New office content with pedestrian access
- Painted floors and walls
- Extensive perimeter car parking for 24 cars
- Secure yard
- Five electric up and over doors

## TERMS

Please call our Asset Managers to discuss terms and conditions. We are flexible landlords and will tailor a specific package to suit your business needs

Hansteen Holdings PLC is a FTSE 250 property company who are one of the largest owners of commercial property in the UK. Hansteen Asset Managers will be involved throughout the entire leasing process, from undertaking the initial viewing to agreeing terms and conditions and making sure the leasing process is an efficient experience.



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- Close proximity of J18 of the M5 & M49
- Large detached warehouse

- Large fully secure yard
- Extensive refurbishment

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# Hansteen

