

TO LET
Warehouse / Office
5,782 sq ft (537 sq m)

12 HUMBER WAY
AVONMOUTH, BRISTOL
BS11 8AE



REFURBISHMENT COMPLETION DUE LATE SPRING 2019

- / Large detached warehouse
- / Extensive office provision
- / Circa 1 acre yard
- / 3 loading doors
- / Staff / visitor car parking to the front
- / Close proximity to J18 of the M5 & 49

Hansteen

**Knight
Frank**

russell
PROPERTY CONSULTANTS

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LOCATION

The property is situated on Humber Way accessed via Burcott Road, which is located off St Andrew's Road in the heart of the Severnside Trading Estate.

The estate was constructed largely in the late 1970s and is a private road with a number of high profile occupiers including Volvo and Schenker.

The nearest junction for the M5 motorway is Junction 18 approximately 2.5 miles to the south, which in turn provides access to the South West. The location also provides links to South Wales via Severn Road (A403) and the M49.



DESCRIPTION

The property comprises a single detached warehouse building with offices to the front elevation. To the rear of the building is a yard area which has the benefit of a chain linked fence and is finished with hardcore.

The property has the benefit of extensive offices to the front elevation as well as separate staff and visitor parking. There are ground floor WCs in both office and workshop areas with a separate kitchenette.

The unit benefits from:

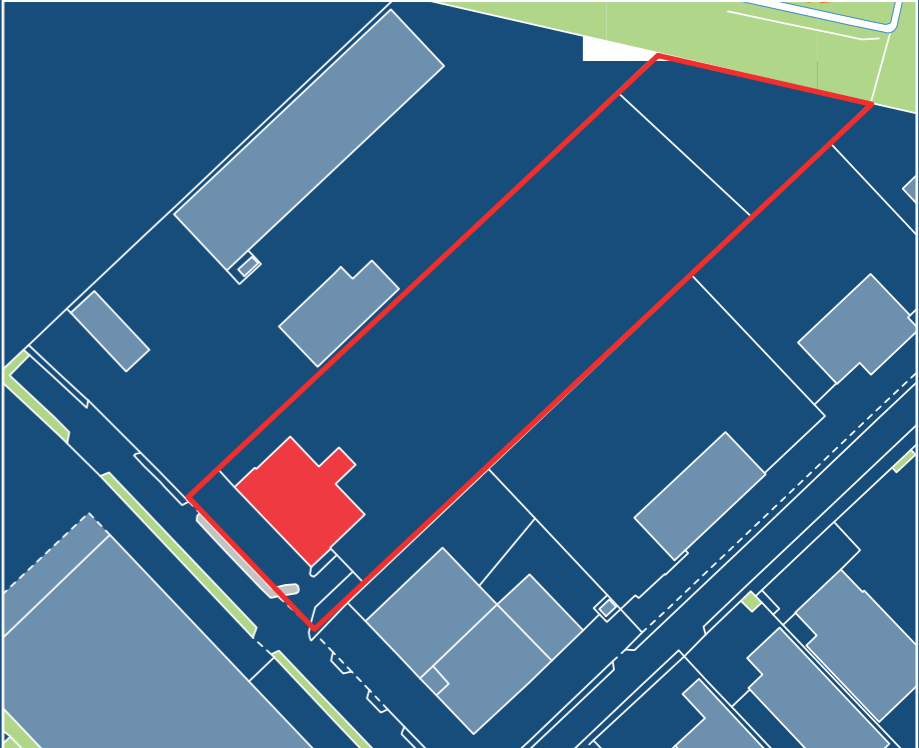
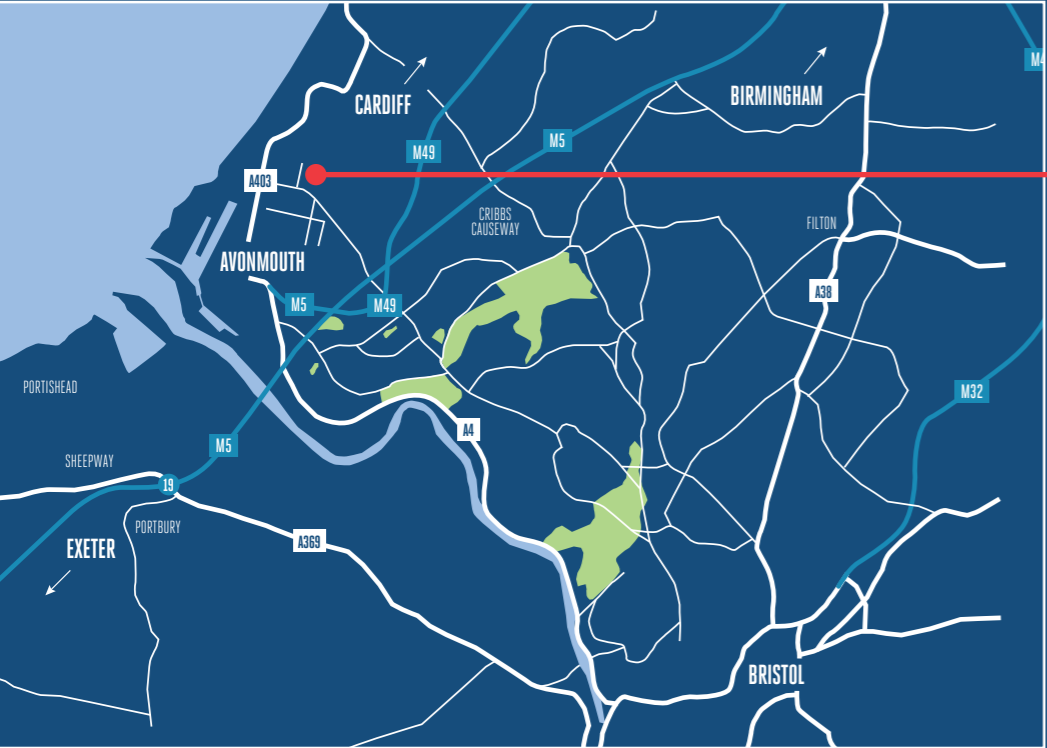
- 3 x loading doors
- Staff / visitor car parking to the front
- Secure yard to the rear
- Associated offices
- Kitchenette and WC facilities

ACCOMMODATION

Unit	Area Sq M	Area Sq Ft
Warehouse	383.41 sq m	4,127 sq ft
Office	153.75 sq m	1,655 sq ft
Total	537.16 sq m	5,782 sq ft

EPC

The property has an EPC Rating of 115 which is within Band E.



Hansteen



TENURE

The unit is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

RENT

Upon application.

RATEABLE VALUE

The property is registered as a Workshop and premises, with a Rateable Value of £40,000. For rates payable please contact the marketing agents.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

All figures are exclusive of VAT.

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FURTHER INFORMATION

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