

TO LET



INDUSTRIAL / WAREHOUSE UNIT



CONTACT US

Strictly by prior appointment with
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Subject to Contract April 2017.

UNIT 1680 AZTEC WEST, PARK AVENUE, ALMONDSBURY, BRISTOL, BS32 4UA

- Mid terrace industrial/warehouse unit.
- Recently refurbished.
- Prime business location in Bristol.
- Excellent transport links to the M4 & M5 national motorways.
- Available on a Leasehold basis.

8,150 SQ FT (757 SQ M)

RENT ON APPLICATION

Ground Floor, Templeback
10 Temple Back
Bristol BS1 6FL

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LOCATION

- Positioned on the established Aztec West Business Park.
- Nearby occupiers in the vicinity includes Spandex, HSS Hire & Integral UK Limited.
- The property is approximately 6 miles north of Bristol City Centre.
- The property is located off Park Avenue, which leads on the A38 and provides direct access to Junction 16 of the M5, 700 metres away.
- The M4/M5 Interchange is accessed via Junction 16 of the M5, 1 mile away.

DESCRIPTION

- The property is constructed around a mixture of brick/block elevations under a flat roof.
- Kitchen & W/C facilities are positioned at the front elevation, with censored lighting.
- Access is provided via an electrically operated roller shutter door (5.0m x 3.5m), with separate pedestrian access also provided to the front elevation.
- Minimum eaves height of 5.50 metres (18ft).
- Externally the unit benefits from two car parking spaces and a small forecourt at the front.

TENURE

The property is available on a leasehold basis by way of a sublease. The current lease expires in January 2021.

RENT

On application.

BUSINESS RATES

Interested parties are to make their own enquiries with the local authority.

ACCOMMODATION

Total GF Warehouse	7,913 sq ft	735 sq m
GF Kitchen & W/C Area	237 sq ft	22 sq m
TOTAL	8,150 sq ft	757 sq m

VAT

All figures quoted are exclusive of VAT if applicable.

SERVICES

All mains services are supplied to the property, including 3 phase electricity, with the exception of gas.

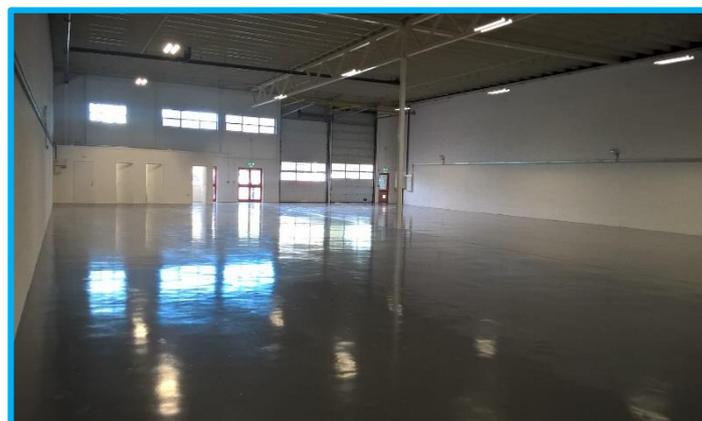
EPC

TBC.

LEGAL FEES

Each party is to be responsible for their own legal costs incurred in connection with any transaction.

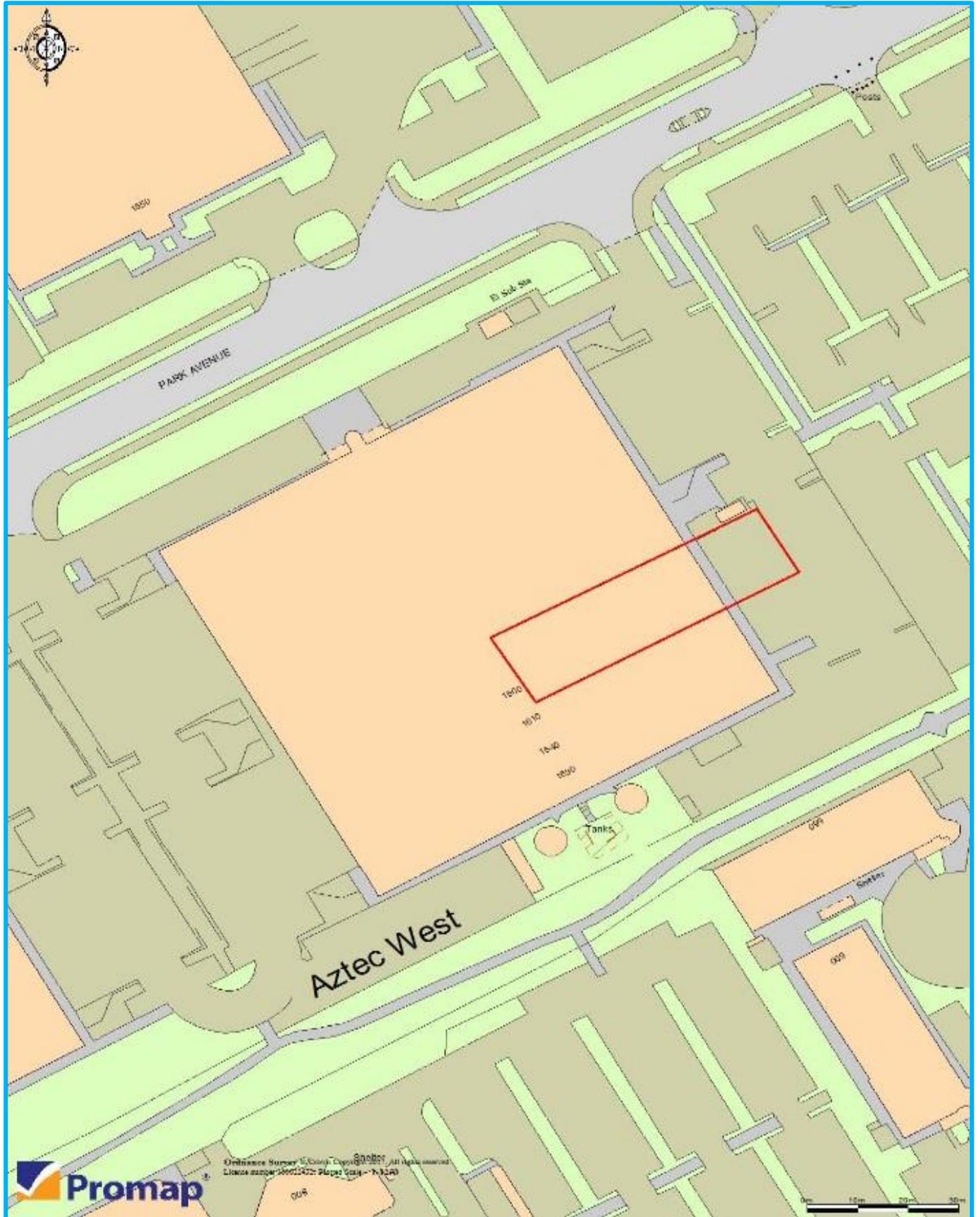
INTERNAL PHOTO



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