

Unit 7 Avonside Industrial Park

Feeder Road, Bristol, BS2 0UQ

TO LET
17, 926 SQ FT (1,665.32 SQ M)



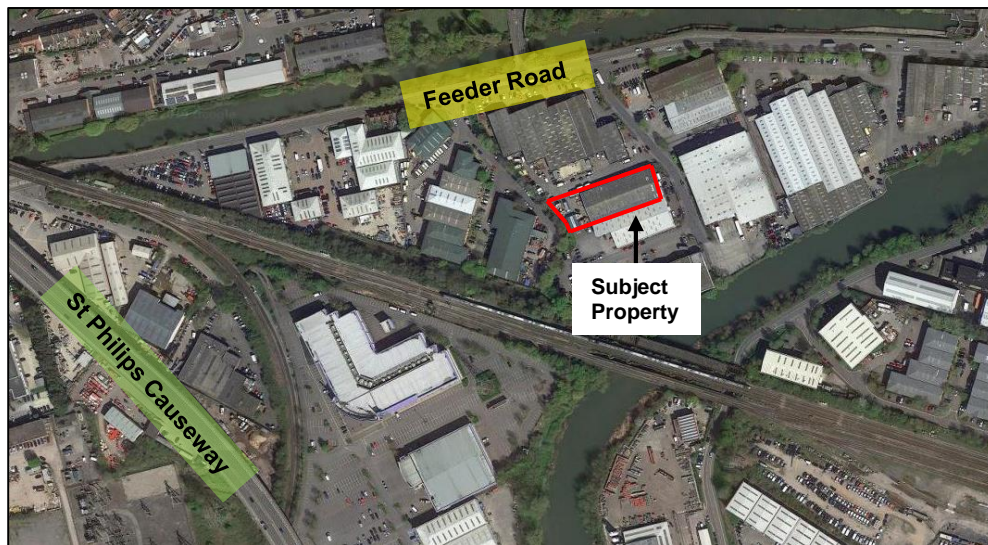
Colliers
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0117 917 2000

Subject to Contract
December 2019



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**Unit scheduled for
refurbishment –
including new roof**



LOCATION

- Situated within Avonside Industrial Park on Feeder Road in St Phillips.
- Prime industrial / trade counter location within Bristol City Centre.
- Excellent transport links directly off Feeder Road, which links to the A4 Bath Road and the A4032 St Philips Causeway.
- Approximately 1.5 miles east of Bristol city centre, Temple Meads railway station, the new Arena site and Junction 3 of the M32 motorway.

DESCRIPTION

- Extensive refurbishment, including a new roof, with practical completion in December 2019.
- Semi-detached warehouse unit constructed from a steel portal frame.
- Large open plan warehouse space with ground and first floor office space.
- Three surface level loading doors, situated at the rear of the property.
- Minimum eaves height of 6m (19ft 6")
- Car parking to the front of the unit and secure yard to the rear of the unit.

LEASE TERMS

The property is available from December 2019 on a new lease with terms to be agreed.

QUOTING RENT

Available upon application.

BUSINESS RATES

We advise you make your own enquiries with the local authority.

SERVICE CHARGE

There will be a service charge payable based on the fair proportion of the floor area.

LEGAL COSTS

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

ENERGY PERFORMANCE RATING

D 78 – EPC to be updated post refurbishment works.

PLANNING USE

B1, B2 and B8 planning consent.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse	14,992	1,392.84
Ground Floor Offices	1,429	132.80
First Floor Offices	1,429	132.80
Total	17,850	1,658.44

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