

TO LET

20,015 SQ FT (1,859.43 SQ M)

- POPULAR TRADE LOCATION
- EXCELLENT ACCESS TO J18 M5 AND M49
- SECURE YARD
- UNRESTRICTED FRONTAGE
- TO BE FULLY REFURBISHED



TO BE REFURBISHED

UNIT 21-22 AVONBRIDGE TRADING ESTATE

ATLANTIC ROAD | AVONMOUTH | BRISTOL | BS11 9QD

IDEAL FOR

- BULKY TRADE GOODS
- DISTRIBUTION
- PRODUCTION
- WAREHOUSE



TYPICAL REFURBISHED INTERIOR

Avonbridge Trading Estate - for the business which needs clean accommodation with instant access to Avonmouth docks and the UK motorway network.

Avonbridge Trading Estate is located in a prominent position fronting junction 18 of the M5 motorway, with excellent access to all areas of the South West and South Wales (via the M49). Bristol city centre is located approximately 7 miles to the South East via the A4 Portway.



ACCOMMODATION	SQ FT	SQ M
Warehouse	17,945	1,667.15
Ground floor offices	1,035	96.14
First floor offices	1,035	96.14
Total	20,015	1,859.43

(GIA approx)



SPECIFICATION

WAREHOUSE

- Steel Portal Frame
- Secure Yard
- Two electrical operated roller shutter doors
- 6m to Eaves

OFFICE

- Double glazed windows
- Carpeted floor
- Suspended ceiling with recessed lighting

PLANNING We understand that the unit benefits from B8 (storage and distribution) and B1 (light industrial) uses. Interested parties are advised to make their own enquiries with the local authority.

SERVICES Mains water, mains drainage and three phase electricity are connected to the property.

TENURE The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RATES The property is described by the Valuation Office Agency as "warehouse and premises" with the following rateable value:

Unit 21/22 £66,000 Rates payable on application.

RENT On application.

EPC RATING 54 (C). It is the landlords intention to obtain a new EPC post refurbishment.

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

FURTHER INFORMATION

On the instructions of:



020 7233 5255
www.lcpproperties.co.uk

For further information or an appointment to view please contact one of the joint agents:



Important Notice

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