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TO LET

Warehouse / Distribution unit

**Unit 2 Dean Road Trading Estate, Avonmouth, Bristol,
BS11 8AT**

6,779 sq ft (629.76 sq m)

- Yard and Car Parking
- Electric roller shutter door
- Flexible lease terms
- 24 hour site security/CCTV

Location

Dean Road Trading Estate is a prime location for hauliers and related trades who require good access to the motorway network. It is located in the heart of Avonmouth's industrial area.

Bristol benefits from excellent road links being situated close to the intersection of the M4, M5 and M49 motorways. The M5 links the city to Exeter and Cornwall and Birmingham to the north. The M4 links Cardiff to the west and London to the east. The M49 joins the M5 at Junction 18 and provides a link to the M4 at Junction 22. Bristol also benefits from excellent rail, sea and air transportation links.

Description

Dean Road Trading Estate comprises a large, secure industrial estate comprising of 9 units arranged in 2 terraces. Unit 5 is a mid-terraced steel portal framed warehouse an electric roller shutter door to the front elevation providing access and loading to the unit. Externally there is a concrete surfaced yard and car parking, as well as a small porta cabin.

The premises benefit from:

- Electric roller shutter door to the front elevation
- Car parking spaces
- Concrete surfaced yard
- 3 phase electricity

Accommodation

Description	sq ft	sq m
Warehouse	6,779	629.76
Total	6,779	629.76

VAT

All figures quoted are exclusive of VAT where applicable

Terms

The property is available by way of a new full repairing and insuring lease, for a term to be agreed.

Rent

We are quoting a rent of £50,500 per annum.

Business Rates

We understand that the property has a rateable value of £30,000. For rates payable please contact the marketing agents or local billing authority.

Energy Performance Certificate

The property has an EPC rating of 108 within Band E.

Legal Costs

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

Viewing

For further information or to arrange a viewing please contact us on the details below or our joint agents Savills.

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