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REAL ESTATE**

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# TO LET

Unit 6, Avonbank Industrial Estate, Avonmouth,  
Bristol, BS11 9DE

Refurbished Industrial Warehouse  
1,992 sq ft (185.0 sq m)

- ◇ Refurbished condition
- ◇ Prime Avonmouth location
- ◇ Staff amenities and office
- ◇ Excellent transport links located next to the park and ride
- ◇ End terrace unit
- ◇ Forecourt and parking area



**LOCATION**

The property is located in Avonmouth on West Town Road, off the A4 Portway which offers direct access to Junction 18 of the M5 and M49 Motorways. Avonmouth's strategic location and established reputation has attracted a number of significant companies including GKN Airbus, Next, Warburtons, Honda, Royal Mail and Constellation Europe. Bristol city centre is approximately 8 miles to the south east. The M4/M5 interchange is around 7 miles to the north east.

**DESCRIPTION**

The unit comprises an end terrace unit of steel portal frame construction with block cavity walls with profile steel cladding beneath a pitched internally lined insulated roof incorporating translucent roof lights. The unit is accessed via a single full height roller shutter door.

Internally the unit benefits from a small office, WC facilities, and kitchen amenities.

Externally it benefits from 4 car parking spaces located to the front of the unit.

**ACCOMMODATION**

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice.

|           | SQ. FT. | SQ. M. |
|-----------|---------|--------|
| Warehouse | 1,992   | 185.0  |

**PLANNING**

All applicants to make their own enquiries with the local Planning Authority.

**RATES**

The property is identified by the valuation office as a Workshop & Premises with a rateable value assessment of £14,250 effective from 1st April 2017 For rates payable please contact the marketing agent.

**RENT**

Rent on application.

**TERMS**

The unit is available to lease on a full repairing and insuring basis for a term of years yet to be agreed.

**SERVICES**

We are verbally informed that all mains services exist including mains 3 phase electricity. Any occupier should make their own enquiries.

**VAT**

All terms quoted are exclusive of VAT where appropriate.

**LEGAL FEES**

Each party are to be responsible for their own legal and professional fees.

**EPC**

EPC Rating C69

**VIEWINGS AND FURTHER INFORMATION**

For an appointment to view or for further information please contact the marketing agents:

**Rupert Elphick**

Tel: 0117 456 4502

Email: [rupert.elphick@realestate.bnpparibas](mailto:rupert.elphick@realestate.bnpparibas)

**Josh Gunn**

Tel: 0117 456 4512

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Or the joint agent:

Russel Property Consultants

Details updated February 2019

SUBJECT TO CONTRACT

