

# Unit A, Nova Centre

Nova Way, Avonmouth, Bristol, BS11 9DJ

**TO LET**  
42, 516 SQ FT (3,949 SQ M)



0117 917 2000

Subject to Contract  
July 2019



**Tom Watkins:**

**Associate Director**

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## LOCATION

- Situated off Crowley Way within the prime industrial and distribution area of Avonmouth.
- Excellent transport links with direct access to J18 of the M5 and within 6 miles of the M4/M5 interchange. Also easy access to the A4 and Avonmouth railway station (within 500m).

## DESCRIPTION

- End of terrace, prominent unit constructed from a concrete portal frame.
- Large storage space with open plan production space on the ground floor.
- 7 surface level loading doors
- 5m (16ft 4") minimum eaves height.
- Office spaces on ground and first floor
- Sizeable canopy loading area to the side of the unit.
- Large car park to the front and side of the property.

## LEASE TERMS

The property is available by way of a sub-lease or assignment of the current lease, which expires 14<sup>th</sup> August 2023.

## PASSING RENT

£168,530 per annum exclusive (£3.92 per sq ft).

## 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

C - 52.

## ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse	34,244	3,181
Ground Floor Offices	2,274	211
First Floor Offices	2,274	211
Canopy Loading Area	3,724	345
Total	42,516	3,949



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### Misrepresentation Act

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