

# UNIT 1

CROWLEY WAY  
AVONMOUTH  
BRISTOL  
BS11 9EX

HIGH PROFILE  
WAREHOUSE/  
INDUSTRIAL UNIT  
17,285 SQ FT  
(1,605.83 M)  
TO LET (MAY SELL)

- Prominent roadside location
- Ideally suited for trade counter, storage and distribution
- New over clad double skin roof
- Secure yard / forecourt
- Excellent M5, M4 and M49 motorway access



# EXCELLENT ROAD COMMUNICATIONS

The property is located within Avonmouth, situated immediately off Junction 18 of the M5 Motorway, with excellent access to South Wales via both Severn crossings and the wider national motorway network.

Junction 18 M5	0.2 miles	< 1 minute
M49 Motorway	0.2 miles	< 1 minute
M4/M5 Interchange	7 miles	10 minutes
Bristol City Centre	8.5 miles	20 minutes
M48 Motorway	9 miles	10 minutes
Cardiff	36 miles	40 minutes
Birmingham	96 miles	1 hr 30 minutes
London	123 miles	2 hours



## DESCRIPTION

- » Semi-detached warehouse/distribution unit
- » Suitable for trade counter, storage and distribution uses
- » New over clad, insulated double skin roof
- » Steel portal frame construction with block and brick elevations with cladding above
- » Full height roller shutter door
- » Reception and offices to both ground and first floor
- » Newly painted warehouse floor
- » Security fencing surrounding the perimeter of the yard/forecourt area
- » Secure gated entrance
- » Prominent roadside location on the main arterial route; A4 Crowley Way
- » Situated immediately off Junction 18 of the M5 and M49 Motorways

## Unit 1

Accommodation	Sq ft	Sq m
Unit 1 - Warehouse	16,278	1,512.28
Unit 1 - FF Offices	1,007	93.55
<b>Unit 1 Total:</b>	<b>17,285</b>	<b>1,605.83</b>

## TENURE

The property is available TO LET by way of a new full repairing and insuring lease on terms to be agreed. Our client may consider a freehold sale.

## SERVICES

We understand that all mains services are connected to the property including gas, water, drainage and electricity.

## PLANNING / USE

We advise perspective occupiers to make their own enquires with the local planning authority concerning their proposed use.

## VAT

All figures quoted are exclusive of VAT if applicable. Interested parties are advised to make their own enquiries.

## RENT/PRICE

Available on request.

## BUSINESS RATES

Unit 1 warehouse has not been separately assessed yet but please contact agents for likely rates payable.

## LEGAL FEES

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

## EPC

EPC rating of C-72. Details available on request.

## VIEWINGS AND FURTHER INFORMATION

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



### Rob Russell

01179 732 007 / 07540 994 123  
rob@russellpc.co.uk

### Chris Miles MRICS

01179 732 007 / 07970 886 740  
chris@russellpc.co.uk

## Carter Jonas

**01225 747260**  
carterjonas.co.uk/commercial

### Alison Williams

01225 747 241 / 07917 041 109  
alison.williams@carterjonas.co.uk

### William Pattermore

01225 747 240 / 07788 339 883  
william.pattermore@carterjonas.co.uk

## Misrepresentation Act

These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract. June 2019

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