

TO LET

UNIT 9 THE POLYGON

Fourth Way, Avonmouth, Bristol, BS11 8DP



Highlights

- Light industrial / Trade Counter Unit
- 5m eaves
- Prominent location
- Under a mile to the M5
- 2,136 Ssq ft (198.53 sq m)
- 5 car parking spaces

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Location

The property is located on the Polygon Estate, Fourth Way, which is accessed via Avonmouth Way, one of the main arterial routes through Avonmouth. Avonmouth is considered the industrial heartland of Bristol and is one of the most established industrial and logistics areas in the South West. Served by junction 18 of the M5 The Polygon is just 0.9 miles from the motorway which makes the estate well connected to the South West and the Midlands, the M4 is under 10 miles away which further connects the area. The estate is also within close proximity to the A4 Portway which provides access to Bristol City Centre. The excellent transport links connecting Avonmouth makes it an attractive destination for both national and local occupiers.

| | |
|---------------------|-----------|
| M5 junction 18a | 0.9 miles |
| Avonmouth Docks | 1.6 miles |
| M49 | 6.5 miles |
| M4/M5 interchange | 7.6 miles |
| Bristol City Centre | 8.9 miles |

Description

The property comprises of a mid - terrace steel portal framed light industrial unit. The roof is the original

asbestos sheeting incorporating 10% natural roof lighting, providing an eaves height of 5m and a pitch height of 5.72m. The unit includes office accommodation to the front elevation alongside a W/C facility. Pedestrian access is provided directly into the office, this provides potential for a trade counter entrance. Loading and vehicular access is provided to the unit via an electric roller shutter door.

Externally the unit benefits from 5 allocated car parking spaces as well as a demised loading bay outside the loading door.

Planning

We understand that the property benefits from B1(c), B2 and B8 planning consents under the 1987 Town and Country Planning Use Class order, however interested parties are advised to make their own enquiries to Bristol City Council.

Accommodation

| FLOOR AREA | SQ FT | SQ M |
|---------------------|--------------|---------------|
| Warehouse | 1,877 | 174.45 |
| Ground Floor office | 259 | 24.08 |
| Total GIA | 2,136 | 198.53 |

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EPC

C 56

Rent

Upon application

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed with the landlord.

Services

The unit is fully serviced and benefits from 3 phase power.

Rateable Value

The property is listed under the VOA'S 2017 rating as having a rateable value of £14,750.

Legal Costs

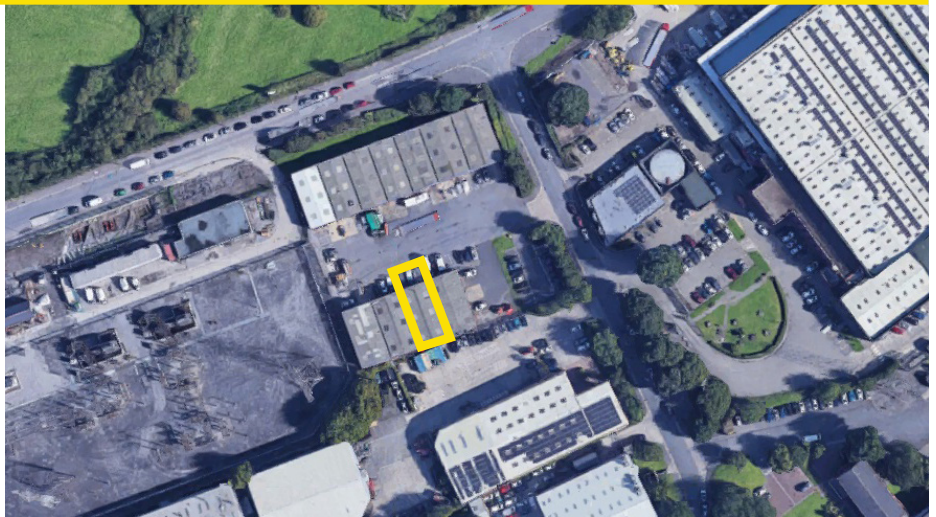
Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT where applicable.

Viewing and Further Information

Strictly by prior arrangement only with:



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