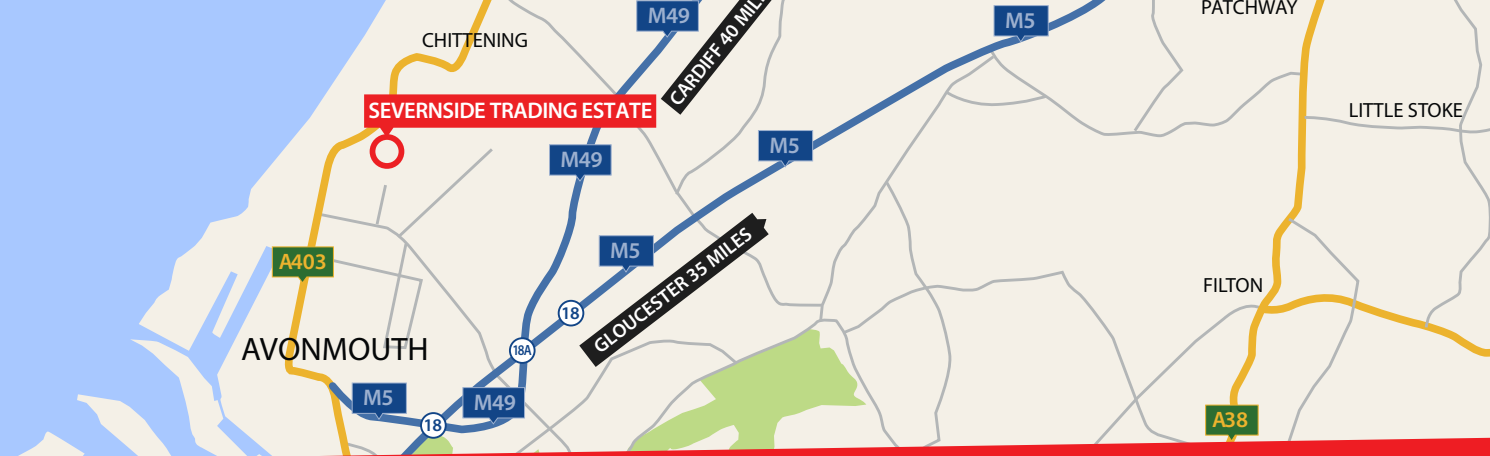


# SEVERNSIDE TRADING ESTATE

Avonmouth, Bristol BS11 8AF

**UNIT 115 TO LET / MAY SELL - 54,011 SQ FT**



## LOCATION

- Located off Burcott Road, a major estate road in Avonmouth
- Direct access onto St Andrews Road.
- Junction 18 M5 approximately 2.5 miles to the south
- Link to South Wales via Severn Road (A403) and M49
- Excellent national motorway access

## DESCRIPTION

- Detached warehouse of steel frame construction
- Combination of brick and profile steel clad elevations
- Double pitched roof incorporating
- 10% roof skylights.
- Eaves height of approx.6.0 meters.
- Canopy to rear loading doors
- Four electrically operated roller shutter doors
- Extensive perimeter car parking
- Fully secure yard accessed via steel gates
- EPC's available upon request

Viewing is strictly by prior appointment with the joint sole agents:

Contact Landlord Direct

**Hansteen**  
01443 844 795  
hansteen.uk.com

hansteen.uk.com  
chris.watkins@hansteen.co.uk

## FACILITIES

- New roof
- New up and over roller shutter access
- New office content with new pedestrian entrance
- Painted floors and walls

## TERMS

Please call our Asset Managers to discuss terms and conditions. We are flexible landlords and will tailor a specific package to suit your business needs

Hansteen Holdings PLC is a FTSE 250 property company who are one of the largest owners of commercial property in the UK. Hansteen Asset Managers will be involved throughout the entire leasing process, from undertaking the initial viewing to agreeing terms and conditions and making sure the leasing process is an efficient experience.



0117 945 8814  
**Knight Frank**

**Russell Crofts**  
russell.crofts@knightfrank.com

**Josh Gunn**  
josh.gunn@knightfrank.com

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. July 2017



- Close proximity of J18 of the M5 & M49
- Large fully secure yard
- Large detached warehouse
- Extensive refurbishment

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**Hansteen**





This is a computer generated image. Details may vary.

