

TO LET

Unit 20 Avonbridge Trading Estate, Atlantic Way, Avonmouth, Bristol, BS11 9QD

Warehouse/Trade Counter/Production Unit



9,899 sq.ft

(920 sq.m)

- Excellent Access to the M5 Junction 18
- Recognised Trade/Retail Location
- Secure Fenced Yard

UNIT 20

DESCRIPTION

- Warehouse/trade counter unit
- Eaves height of approx 19ft 2" (5.85m)
- Steel portal frame construction
- Cavity walls of brick/block construction
- Profiled sheet steel cladding above
- Corrugated asbestos cement roof with 10% translucent roof sheeting
- Full height electric roller shutter door
- Secure fenced yard area to the rear

Two storey office accommodation:

- Suspended ceiling
- Category II lighting
- Perimeter trunking
- Carpeted throughout



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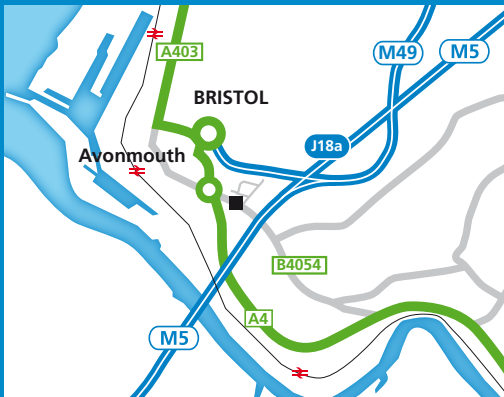
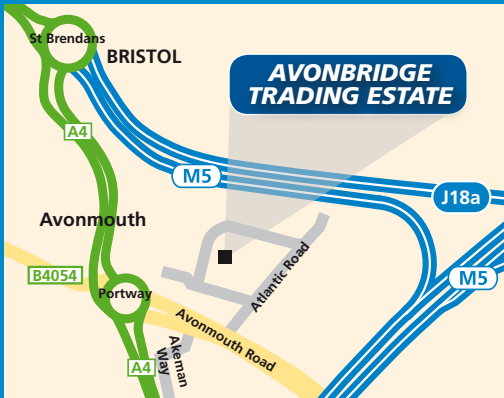
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UNIT 20

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LOCATION - BS11 9QD

Avonbridge Trading Estate is located in a prominent position fronting Junction 18/18a of the M5 and M49 motorway, with excellent access to all areas of the South West and South Wales.



ACCOMMODATION (Approx. Gross Internal Area)

Warehouse	8,491 sq.ft	(789 sq.m)
Ground Floor Office & Ancillary	899 sq.ft	(84 sq.m)
First Floor Office	509 sq.ft	(47 sq.m)
TOTAL	9,899 sq.ft	(920 sq.m)

TERMS

New full repairing and insuring lease for a term of years to be agreed.

INSURANCE

The Landlord will insure the premises, the premiums of which will be recovered from the tenant.

SERVICE CHARGE

Will be levied for the maintenance of access roads, landscaping and common areas.

RENTAL

Rent available upon application.

BUSINESS RATES

Rateable Value is £39,000. All figures quoted are exclusive of VAT.

PLANNING

We understand the unit has consent for B8 (Storage & Distribution) and may be equally suitable for B1(c) (Light Industrial) or B2 (General Industrial) under the Town & Country Planning (Use Classes) Order 1987 (as amended). However, interested parties should make their own enquiries to the Local Planning Authority.

LEGAL COSTS

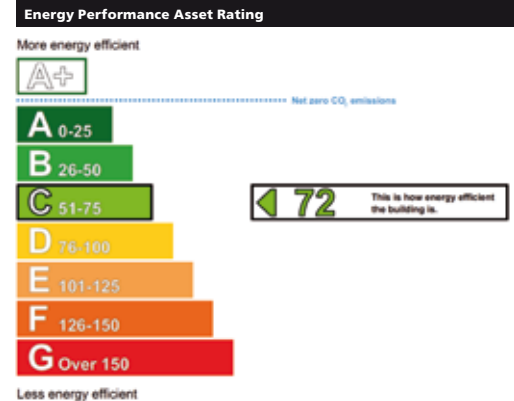
Each party is responsible for their own legal costs in connection with the granting of a lease.

VIEWING

For further information please contact:



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MISREPRESENTATION ACT 1967

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