

UNIT  
4A

# Severnside

TRADING  
ESTATE

St. Andrews Road, Avonmouth,  
Bristol, BS11 9EB

TO LET  
5,021 SQ FT



Mileway



NEW LED  
LIGHTING



FULL HEIGHT ROLLER  
SHUTTER DOOR  
4.56 X 4.97M



GREAT ACCESS  
TO JUNCTION 18  
OF M5 MOTORWAY



MINIMUM EAVES  
HEIGHT OF 5.5M



OFFICE ACCOMMODATION  
WITH SEPARATE  
PEDESTRIAN ACCESS



PROMINENT  
ROAD FRONTAGE



# 4A Severnside

BS11 9EB

## Location

- Severnside Trading Estate is situated in the heart of Avonmouth, the South West's largest concentration of industrial and distribution space.
- All units benefit from frontage onto St Andrews Road, one of the main arterial routes in Avonmouth. It is well known for its excellent links with both the M5 and M4 Motorways.

## Description

- Mid-terrace industrial unit with a prominent frontage.
- Steel portal frame enveloped with metal profile roof cladding.
- Electric roller shutter door 4.569(w) x 4.973(h), on the front elevation.
- Eaves height of 5.507m.
- New LED lighting.

## Accommodation

Area	Sq ft	Sq m
Warehouse	4,604	427.75
Office	417	38.77
<b>Total</b>	<b>5,021</b>	<b>466.52</b>

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice.

## Energy Performance Rating

D - 78

## Planning

The previous occupier used the property for B8 use. We recommend any interested parties make their own enquiries.



## Viewing & Further Details

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



Josh Gunn  
josh.gunn@realestate.bnpparibas

Rupert Elphick  
rupert.elphick@realestate.bnpparibas



Rob Russell  
rob@russellpc.co.uk

Chris Miles  
chris@russellpc.co.uk

## Business Rates

The property is identified by the valuation office as a Warehouse & Premises with a rateable value assessment of £22,000 effective from 1st April 2017. For rates payable please contact the marketing agents.

## Terms

The unit is available to lease on a full repairing and insuring basis for a term of years to be agreed.

## Services

We are verbally informed that all mains services exist including 3 phase electricity. Any occupier should make their own enquiries.

## Rent

Rent upon application.

## VAT

All terms quoted are exclusive of VAT.

