UNIT 4A

Severnside

TRADING

Bristol, BS11 9EB





Mileway





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



ROAD FRONTAGE

4A Severnside

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
Total	5,021	466.52

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

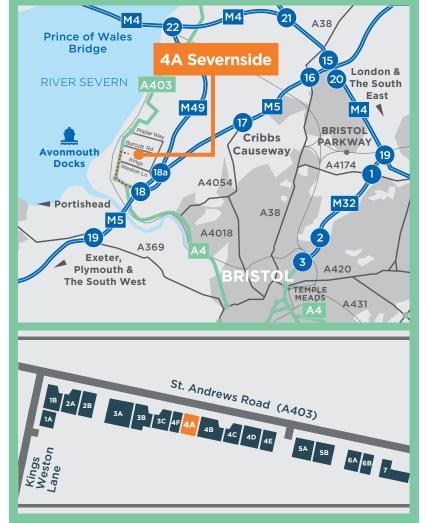
Energy Performance Rating

D - 78

Planning

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

BS11 9EB



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.





Viewing & Further Details

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



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