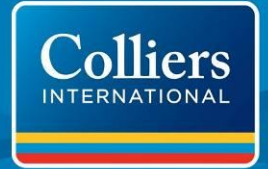


LEASEHOLD



Detached Industrial/Warehouse Unit



Contact us

Strictly by prior appointment with Colliers International, through:

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Unit 2 & 3 Avon Business Park, Lodge Causeway, Bristol, BS16 3JP

- Prominent Trade Counter Unit
- Located within 1 mile of Junction 2 of the M32
- Extensive Car Parking or Potential to Create a Secure Yard
- Leasehold Only
- Available for Immediate Occupation

LOCATION

- Located on the Avon Business Park, Lodge Causeway, Fishponds.
- Access to Bristol City Centre is provided via the A432 Fishponds Road.
- Within 1 mile of Junction 2 of the M32.

DESCRIPTION

- Detached industrial/warehouse unit built to a shell specification.
- Internal eaves height is 4.5m (12ft 7).
- Access to each unit is provided via one roller shutter door measuring 3.5m (11ft 5) wide by 3.85m (15 6ft) high to the front elevation as well as a separate pedestrian door.
- Externally, the property has potential to create a large secure yard and car parking for several vehicles.

ACCOMMODATION

The Properties have the following approximate gross internal floor areas and can be let individually or as a whole:

Unit 2	1,712 sq ft	(159 sq m)
Unit 3	1,712 sq ft	(159 sq m)
TOTAL	3,424 sq ft	(318 sq m)

TENURE

The property is available on a leasehold basis for a term to be agreed.

RENT

£8.95 per sq ft exclusive.

BUSINESS RATES

Interested parties are advised to make their own enquiries.

PLANNING

The property benefits from B1 (Business) and B8 (Storage & Distribution) consent.

SERVICE CHARGE

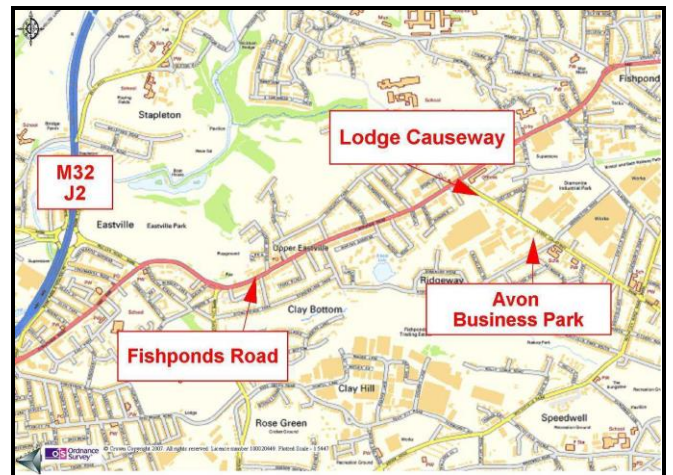
Service charge will be payable to cover the maintenance of the common areas of the estate.

VAT

All figures quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the transaction.



Subject to Contract May 2019

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.
04/06/2010

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