

UNIT A, NOVA CENTRE, NOVA WAY, AVONMOUTH

BRISTOL, BS11 9JD

TO LET

42,925 SQ FT
(3,992 sqm)

SELF CONTAINED
SITE

EXCELLENT
TRANSPORT LINKS

PROMINENT
LOCATION

For more information,
contact:

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LOCATION & DESCRIPTION

- 42,965 sq ft / 3,992sq m
- Excellent distribution location with direct access to Junction 18 M5
- Prominent Unit
- Canopy Loading Area
- Self-contained site
- Separate car park to front elevation
- Located within 6 miles from M4 / M5 interchange

CBRE

ACCOMODATION

The accommodation has been measured on a gross internal basis, to provide the following approximate areas in accordance with the RICS Code of Measuring Practice (6th Edition).

	SQ M	SQ FT
Warehouse	3,291m	35,424sqft
Ground Floor Offices	193m	2,075sqft
First Floor Offices	193m	2,075sqft
Canopy Loading Area	315m	3,391sqft
TOTAL	3,992m	42,965sqft

TENURE

The unit is available by way of an assignment of the current lease.

PRICE

Passing rent is £168,530 per annum

RATEABLE VALUE

Please make your own enquires with the VOA.

ENERGY PERFORMANCE ASSET RATING

Full report available upon application.

VIEWING & FURTHER INFORMATION

All viewings and additional enquiries to be directed to the joint sole agents

For further information please contact James Morgan or Charlie Lickiss at CBRE Ltd

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