

TO BE  
COMPREHENSIVELY  
REFURBISHED



# 202k BURCOTT ROAD AVONMOUTH

*End of terrace unit with large secure yard*

**13,347 sq ft (1,239.98 sq m) TO LET**

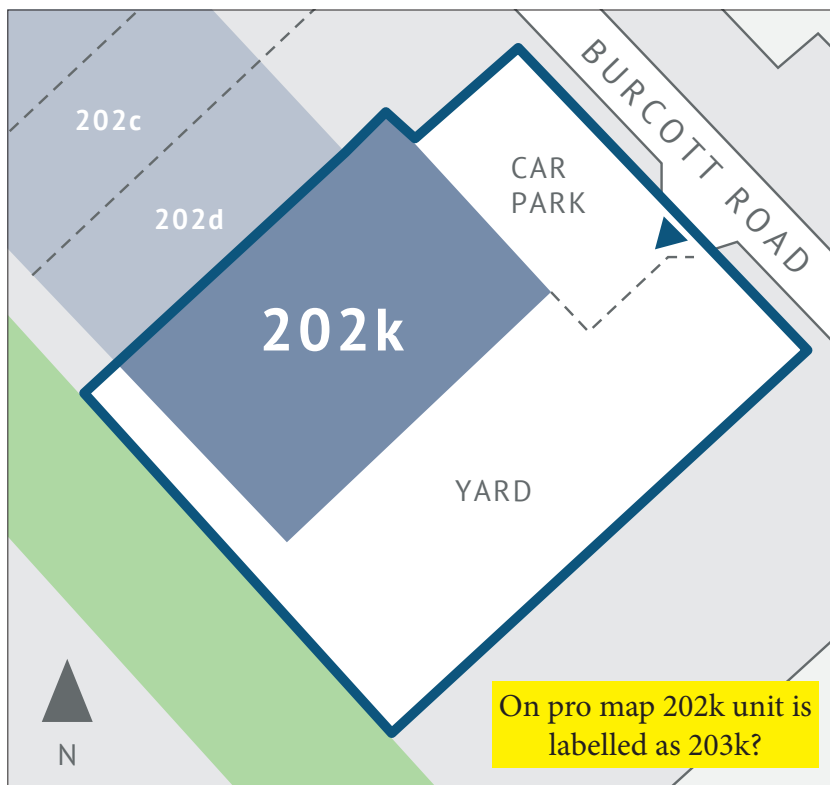
Burcott Road Estate  
Avonmouth  
Bristol BS11 8AP

STAUNTON PROPERTY



# 202K BURCOTT ROAD

## Site Plan



## Schedule of areas

Warehouse	9,908 sq ft	920.48 sq m
GF Office	1,607 sq ft	149.30 sq m
FF Office	1,832 sq ft	170.20 sq m
<b>TOTAL</b>	<b>13,347 sq ft</b>	<b>1,239.98 sq m</b>

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition).

## Key Features

- To be comprehensively refurbished
- End of terrace, steel portal frame construction
- +10% natural roof lighting
- Good eaves height of 5.32m rising to a clear height of 7.00m
- 4 roller shutter loading doors
- Two storey office accommodation with WC and kitchenette facilities
- Large self-contained secure concrete yard
- Separate staff parking with 14 marked bays
- Established Industrial location
- Excellent proximity to J18a of the M5

## TENURE

New FRI lease for a term of years to be agreed.

## PLANNING

Use Class B8, B1 and B2 uses may be suitable subject to planning consent.

## RENT

Quoting Terms upon application.

## SERVICE CHARGE

POA.

## RATEABLE VALUE

Warehouse and Premises RV £54,500

## ENERGY PERFORMANCE

Available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VAT

All figures are exclusive of VAT if applicable.



For further information or to arrange a viewing, please contact:

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Staunton Property is an established South West focused property asset manager. It has successful partnerships in all sectors of the commercial property market with institutional investors, property companies and family offices.

The team at Staunton has a proactive, responsive and personable approach to business, ensuring we are alert to the property and business needs of our tenants.



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