



Unit A, Avon Riverside Estate Avonmouth, Bristol, BS11 9DB

FOR SALE

Area: 19,305.00 sq ft (1,793.49 sq m) | **Price:** £1,700,000.00

LOCATION

Avon Riverside Estate is located on Victoria Road, opposite the Park & Ride and immediately off the A4 Portway, which offers direct access to Junction 18 of the M5 and M49 link to South Wales. Bristol City Centre is approximately 8 miles to the south east. The M4/5 interchange is around 7 miles to the north east.

KEY FEATURES

- Prime Avonmouth Location
- High quality 2 storey offices
- Excellent M5/M49 Access
- Substantial secure yard
- 6.65m eaves height (8.3m clear height)
- 19 marked car spaces
- Modern detached unit
- Entrance to Bristol Port

Unit A, Avon Riverside Estate Avonmouth, Bristol, BS11 9DB

DESCRIPTION

Unit A comprises a high quality detached warehouse/industrial unit of steel frame construction with an internal eaves height of 6.65m under a steel profile single pitched roof.

The unit benefits from a substantial secure yard, high quality 2 storey offices to the front with a double height entrance. Externally there are 3 level loading access doors and 19 marked car spaces.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	15,317.00	1,423.00
GF Office	1,994.00	185.25
FF Office	1,994.00	185.25
TOTAL	19,305.00 SQ FT	1,793.49 SQ M

TENURE:

The property is held on a 125 year lease from 18/4/90 with 5 yearly reviews and the current ground rent is £13,300pa.

PLANNING:

All applicants to make their own enquiries with the Local Planning Authority.

PRICE: £1,700,000.00

VAT:

All figures are exclusive of VAT if applicable.

SERVICE CHARGE: No service charge is applicable

RATEABLE VALUE:

The Rateable Value is £88,000. Please contact the agents for rates payable

LEGAL COSTS: Each party responsible for their own legal costs.

EPC:

Available upon request.

VIEWING:

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

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SUBJECT TO CONTRACT