



Avonbank Industrial Estate West Town Road, Avonmouth, BS11 9DE

TO LET

Various Sizes Available

LOCATION

Avonbank Industrial Estate is located on West Town Road, 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
- Flexible lease terms
- Excellent location for Docks/M5
- Ideal Start up Units
- Immediate occupation available
- Located adjacent to Park & Ride
- To be refurbished

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DESCRIPTION

The units have been constructed around a steel portal frame with brick/block work cavity walls topped with profiled steel cladding beneath a pitched internally lined insulated roof incorporating translucent roof lights. Internally, each unit offers warehouse space with an internal office area with WC facilities.

FLOOR AREA:

	AREA SQ FT	AREA SQ M	RENT
Unit 6	1,994.00	185.25	£19,940.00
Unit 9	3,094.00	287.44	£30,940.00
Unit 16	1,884.00	175.03	£18,840.00
Unit 14	1,885.00	175.12	£18,850.00

TENURE:

The units are immediately available on flexible full repairing and insuring lease terms.

PLANNING:

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

VAT:

All figures are exclusive of VAT if applicable.

SERVICE CHARGE:

Circa. 45 pence per sq ft.

RATEABLE VALUE:

Please contact the agents for rates payable.

EPC:

Available upon request.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

VIEWING:

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

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SUBJECT TO CONTRACT