



Unit 15 Avonbridge Trading Estate Atlantic Road, Avonmouth, BS11 9QD

TO LET

Area: 12,891.00 sq ft (1,197.61 sq m) | Rent PA: £96,682.50

LOCATION

Avonbridge Trading Estate is a well managed estate, located in a prominent position fronting Junction 18 of the M5 motorway, with excellent access to all areas of the South West and South Wales (via the M49). Bristol city centre is located approximately 7 miles to the South East via the A4 Portway

KEY FEATURES

- Secure yard
- Proximity to J18a M5
- Prominence to J18a M5
- To be refurbished
- Existing use class B1(c) & B8
- Established location
- Screwfix, Magnet and Howdens
- New terms direct from Landlord

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DESCRIPTION

A mid-terraced prominent industrial unit with two storey offices and a secure yard. The unit provides 6m eaves and a full height roller shutter door.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse & Office	10,365.00	962.94
FF Office	2,526.00	234.67
TOTAL	12,891.00 SQ FT	1,197.61 SQ M

TENURE:

New FRI lease for a term of years to be agreed

PLANNING:

We understand that the unit is suitable for B1 (light industrial) and B8 (storage and distribution) uses under the Town and Country Planning Use Classes Order 1987.

RENT PA: £96,682.50

VAT: All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE: The property is described by the Valuation Office Agency as warehouse and premises with the following rateable value: £56,000

LEGAL COSTS: Each party to be 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