



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

TO LET

Area: 7,236.00 sq ft (672.25 sq m) | Rent PA: £56,079.00

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

- Prominent location on J18a M5
- Trade counter location
- Occupiers Screwfix, Magnet and Howdens
- To be fully refurbished
- Eaves height 6m
- Two storey office accommodation
- Electric roller shutter door
- New lease terms from Landlord

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

DESCRIPTION

An end terraced unit which is highly prominent on to J18a M5 ideal for trade counter, industrial or warehouse. The unit provides 6m eaves and two storey office accommodation. The property is to undergo a refurbishment.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	4,573.00	424.85
GF Office	1,590.00	147.72
FF Office	1,073.00	99.68
TOTAL	7,236.00 SQ FT	672.25 SQ M

TENURE:

The property are available by way of new full repairing and insuring leases on terms 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:	£56,079.00	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA	RATEABLE VALUE:	RV £30,250
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:

Chris Miles
Russell Property Consultants
01179 732 007
07970 886 740
chris@russellpc.co.uk

Rob Russell
Russell Property Consultants
01179 732 007
07540 994 123
rob@russellpc.co.uk

Russell Crofts
Knight Frank
01179 174 535
russell.crofts@knightfrank.com

SUBJECT TO CONTRACT