



Unit 202b Burcott Road, Avonmouth, BS11 8AG

TO LET

Area: 7,792.00 sq ft (723.90 sq m) | Rent PA: £58,440.00

LOCATION

Avonmouth is Bristol's principal industrial and distribution location, situated immediately adjacent to Junction 18 of the M5 Motorway. The property is situated on Burcott Road, just off St Andrews Road, one of the main arterial routes off the M5 motorway at Junction 18. The property is less than 2 miles from the M5 (Junction 18) and M49 motorways. Bristol City Centre and the M4 / M5 interchange are both less than 8 miles away.

KEY FEATURES

- To Be Refurbished
- Secure Yard
- 5.5m Eaves
- Close Proximity to J18/18a M5
- Main arterial route A403 to J1 M49
- Established Location
- EPC C-65
- New Terms from the Landlord

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DESCRIPTION

The property comprises of a portal frame warehouse with integral two storey office accommodation. The warehouse benefits from an eaves height of approximately 5.5m and is accessed via two roller shutter doors to the front elevation. The office accommodation includes male and female WC facilities and kitchenette. Externally the unit has a secure yard.

FLOOR AREA:

| FLOOR | AREA SQ FT | AREA SQ M |
|--------------|-----------------------|--------------------|
| Warehouse | 6,970.00 | 647.53 |
| GF Office | 411.00 | 38.18 |
| FF Office | 411.00 | 38.18 |
| TOTAL | 7,792.00 SQ FT | 723.90 SQ M |

TENURE:

A new FRI lease for a term of years to be agreed

PLANNING:

We understand the property is suitable for B8. All interested parties should enquire with Bristol City Council.

| | | | |
|------------------------|---|------------------------|---|
| RENT PA: | £58,440.00 | VAT: | All figures are exclusive of VAT if applicable. |
| SERVICE CHARGE: | POA. | RATEABLE VALUE: | Rateable Value of £30,000 |
| 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