

Units 5/6 Century Park

Chittening Industrial Estate Avonmouth, BS11 0YD



Refurbished warehouse unit to let with excellent motorway links

- Refurbishment complete
- Excellent motorway links - M5/M4
- 4 full height roller shutter doors
- 6.75m eaves
- Loading/parking provision to front and rear elevation
- Surrounding occupiers include Palletways UK, Massey Wilcox Transport, DS Smith and Encon Insulation

To let
24,380 ft²
(2,265.36 m²)

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Location

Units 5/6 are well located within Chittening Industrial Estate, accessed from Smoke Lane, the main arterial route through Avonmouth. The property has good access to junction 18 and 18A of the M5 approximately 2 miles to the south, which in turn provide access to the M49/M4 to the north. Bristol city centre is located approximately 6.4 miles south east and is reached via The A4 Portway. The surrounding transport links therefore open up locations within the wider south west and south Wales markets as well as providing a point of access for the south east and the midlands.

Avonmouth is the centre of the Bristol industrial market and is home to a number of national logistics and distribution occupiers due to the excellent motorway links and travel times to regional centres. Occupiers located within the wider Avonmouth area include Amazon, Lidl, Tesco, DHL and The Range whilst occupiers at Chittening include DS Smith, Palletways, Massey & Wilcox Transport Ltd and Encon Insulation.

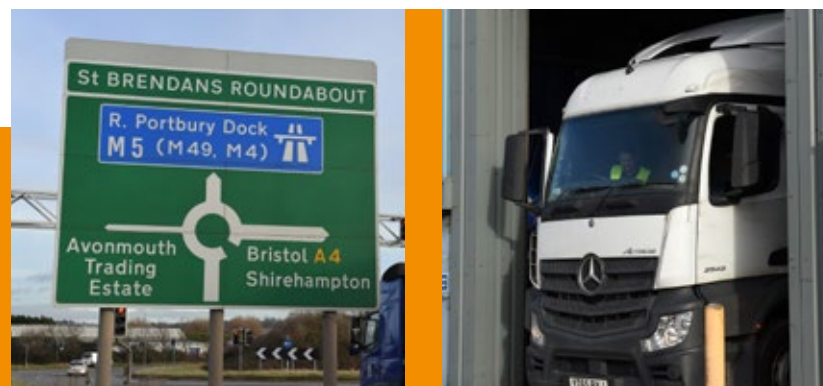
Description

The property consists of a mid-terrace unit of steel portal frame construction, set underneath a pitched corrugated sheet steel roof and incorporating approximately 10% natural roof lights. The unit provides an eaves height of 6.75m and has been refurbished and fully re-decorated providing newly painted concrete flooring/brickwork elevations and new Highbay LED roof lights. W/C and kitchenette facilities are provided internally and the property also benefits from four full height roller shutter doors, which provide access onto the parking/loading areas.

Externally, the property benefits from extensive car parking to the front of the property and loading/unloading areas adjacent to each roller shutter door. There is also an area of hardstanding to the rear of the property, which can be utilised as storage space. The unit has the advantage of loading doors on both the front and rear elevations and full circulation from Bank road, through to the back of the estate.

Accommodation

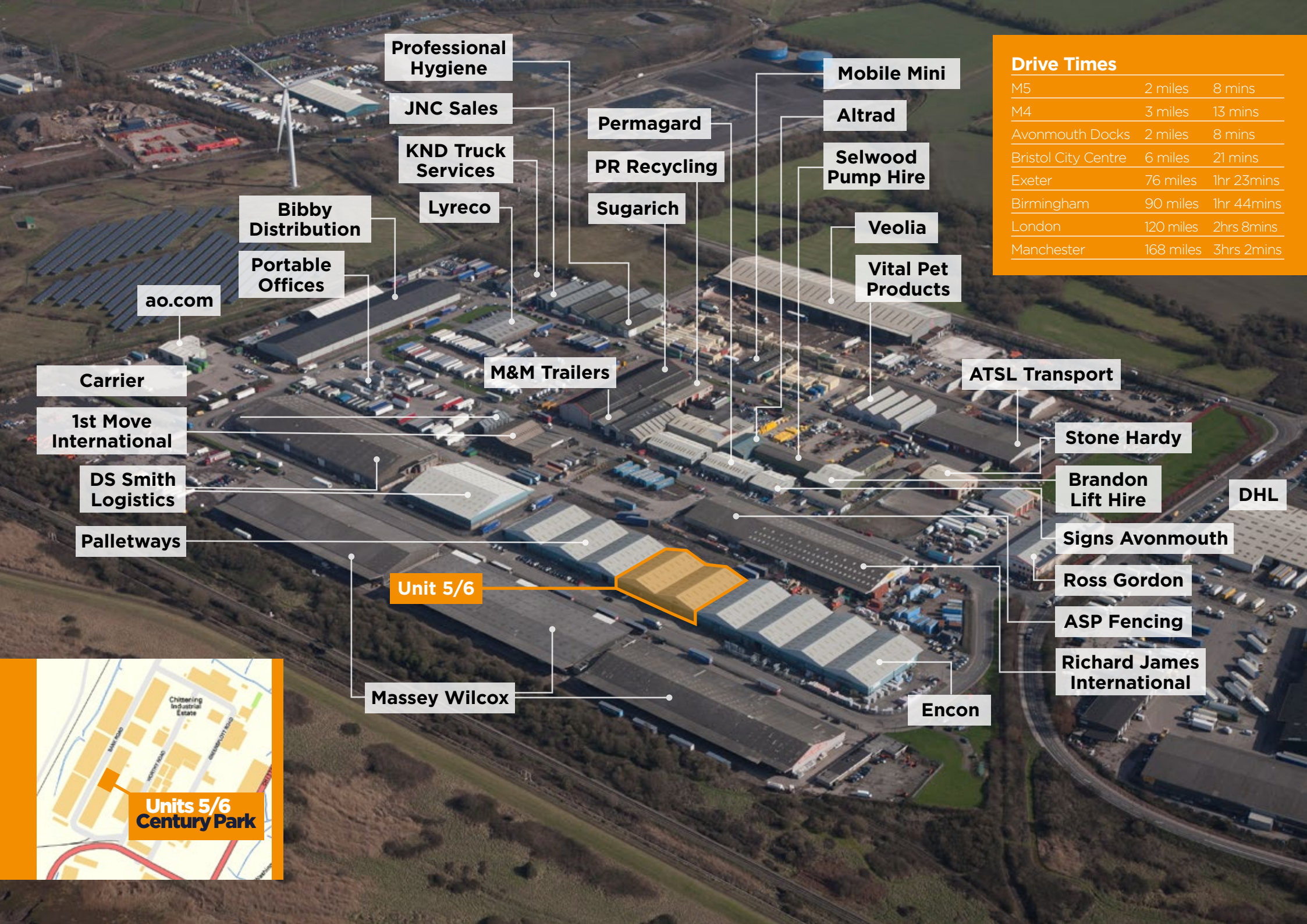
	Sq m	Sq ft
Warehouse	2,260	24,322
WC	5	58
Total	2,265	24,380



6.75m
eaves height



x4
Roller
shutter
doors



Professional Hygiene

JNC Sales

KND Truck Services

Lyreco

Bibby Distribution

Portable Offices

ao.com

Carrier

1st Move International

DS Smith Logistics

Palletways

Unit 5/6

Massey Wilcox

Permagard

PR Recycling

Sugarich

M&M Trailers

Mobile Mini

Altrad

Selwood Pump Hire

Veolia

Vital Pet Products

ATSL Transport

Stone Hardy

Brandon Lift Hire

DHL

Signs Avonmouth

Ross Gordon

ASP Fencing

Richard James International

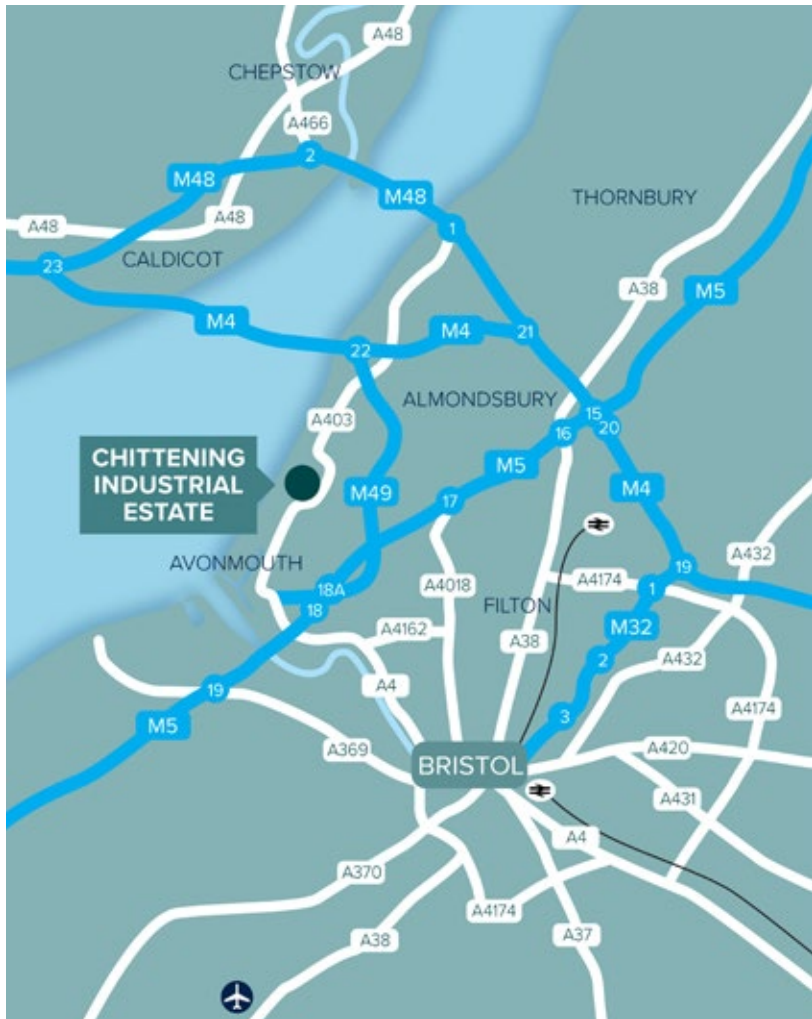
Encon

Drive Times

M5	2 miles	8 mins
M4	3 miles	13 mins
Avonmouth Docks	2 miles	8 mins
Bristol City Centre	6 miles	21 mins
Exeter	76 miles	1hr 23mins
Birmingham	90 miles	1hr 44mins
London	120 miles	2hrs 8mins
Manchester	168 miles	3hrs 2mins



**Units 5/6
Century Park**




 Access to M5
 8 mins away & M4
 13 mins away


 20 minutes from
 Bristol Parkway


 8 minutes from
 Avonmouth Docks


 39 minutes from
 Bristol Airport

Rent

Upon application

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed, incorporating five yearly upward only rent reviews.

Planning

We understand that the property benefits from B8 (Storage and Distribution) planning consent under the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make enquiries with the relevant local authority.

Services

The property has the benefit of mains water, mains drainage and three phase electricity.

Rateable Value

According to the VOA website (<https://www.tax.service.gov.uk>), the rateable value is £90,000 effective as of 1st April 2017.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT where applicable

EPC - C51



Viewing and further information:

Robert Cleeves
 T: 0117 910 2227
 E: rcleaves@savills.com



Chris Miles
 T: 07970 886 740
 E: chris@russellpc.co.uk

Rob Russell
 T: 07540 994 123
 E: rob@russellpc.co.uk

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 Designed and Produced by Qube: www.qubedesign.com | September 2018