

# HIGH PROFILE STORAGE AND DISTRIBUTION FACILITY

1-2 CROWLEY WAY AVONMOUTH BRISTOL BS11 9YR

M5

ROYAL PORTBURY DOCKS

AVONMOUTH DOCKS/BRISTOL PORT

AVONMOUTH

A4 PORTWAY

J18

CEFCO

US Hire

BRANDON Hire

COSTCO  
WHOLESALE

NISBETS

A4 CROWLEY WAY

94,531 SQ FT (8,782 SQ M) TO LET

PRIME AVONMOUTH LOCATION WITH EXCELLENT PROXIMITY TO BRISTOL PORT AND J18 M5



SAT NAV: BS11 9YR



## Key Features

- High profile warehouse
- Excellent location for Docks, M5 and Bristol City Centre
- Secure yard to rear
- Circumnavigate building
- Ample car parking to front
- Showroom and offices to front elevation
- Sprinkler system

## Location

The subject property is located in a high profile location adjacent to J18 of M5 on the main arterial route through Avonmouth, at the entrance to Bristol Port.

Bristol City Centre is approximately 8 miles to the south east. The M4/5 interchange is around 7 miles to the north east.

## Description

The warehouse is constructed of steel portal frame with brick/block work cavity walls. There are two storey offices and a showroom to the front elevation.

The building can be circumnavigated and there is a yard and ground level loading doors to the rear.

## Accommodation

The GIA is as follows:

Bays	SQ FT	SQ M
Warehouse	86,142	8,003
GF & FF Offices	5,530	514
Showroom	2,859	265
<b>Total</b>	<b>94,531</b>	<b>8,782</b>

The warehouse occupies a plot of c.4 acres.



## Tenure

The warehouse is immediately available on a leasehold basis for a term of years to be agreed.

## Rent

£4.95 psf.

## VAT

All figures within these terms are exclusive of VAT where applicable.

## Legal Costs

Both parties responsible for their own legal costs.

## Viewing

For further information, please contact the joint sole agents:



## Rob Russell

E: [rob@russellpc.co.uk](mailto:rob@russellpc.co.uk)

## Chris Miles

E: [chris@russellpc.co.uk](mailto:chris@russellpc.co.uk)



## Mark Nock

E: [mark@comptonrose.co.uk](mailto:mark@comptonrose.co.uk)  
M: 07525 446450

## SUBJECT TO CONTRACT

### Misrepresentation Act

These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract. December 2016

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