russell
PROPERTY CONSULTANTS
01179 732 007

Unit D1A, Chittening Trading Estate
Greensplott Road, Avonmouth, BS11 0YB

TO LET

Area: 15,845.00 sq ft (1,472.05 sq m) | Rent PA: £72,000.00

LOCATION

Chittening Trading Estate is situated on Chittening Road (A403) which connects to Junction 18 of the M5 and M49 motorways. Bristol City Centre is approximately 9 miles distance via the A4 Portway. 80% of the population can be reached within a four hour drive.

KEY FEATURES

- Loading access on two elevations
- Detached warehouse
- Large secure fenced yard
- Circumnavigate the building
- Good car parking
- Steel profile roof
- 5.2m eaves
- Racking available

Unit D1A, Chittening Trading Estate
Greensplott Road, Avonmouth, BS11 0YB

DESCRIPTION

The property comprises a detached warehouse building with a large secure fenced and gated compound. There are four electric loading doors and a secure surfaced yard area to the rear. In addition, there are 10 marked car spaces to the front. The building provides 360 perimeter access for commercial vehicles and car parking is available fronting the premises. The racking can be made available by separate negotiation.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	15,073.00	1,400.33
Office	772.00	71.72
TOTAL	**15,845.00 SQ FT**	**1,472.05 SQ M**

TENURE:

The unit is available on flexible full repairing and insuring lease terms for a term of years to be agreed.

PLANNING:

All applicants to make their own enquiries with the Local Planning Authority.

RENT PA:	£72,000.00	**VAT:**	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	**RATEABLE VALUE:**	The Rateable Value is £47,500. Please contact the agents for rates payable.
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:

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

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

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. 2019.