



Denholm Wilhelmsen Office Avonmouth Docks, Avonmouth, BS11 9DN

TO LET

Various Sizes Available

LOCATION

Avonmouth is an established industrial/commercial location and is situated approximately 6 miles west of Bristol city centre. Avonmouth Docks is one of the busiest in the UK with strong infrastructure links to M5, M49 & M4. There is also a rail connectivity within Avonmouth Village.

KEY FEATURES

- Flexible size
- Close to J18 M5
- On site security
- Located within Avonmouth Docks
- Flexible terms
- Being refurbished

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DESCRIPTION

The property is a two storey purpose built office. The ground floor suite will provide new LED lighting, suspended ceiling grid, painted plaster walls and carpeted throughout. The accommodation also has kitchenette and male/female WC. The accommodation can be self-contained with private entrance as well as a communal reception area.

FLOOR AREA:

	AREA SQ FT	AREA SQ M	RENT
Suite 1	518.00	48.12	£3,108.00
Suite 2	2,099.00	195.00	£12,594.00

TENURE:

Available on a new effective FRI lease for a term of years to be agreed at a quoting rent of £6.00psf exclusive of BT and business rates.

PLANNING:

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

VAT:

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

SERVICE CHARGE:

Not applicable

RATEABLE VALUE:

Interested parties to make their own enquiries with the local rating authority.

EPC:

Available upon request.

LEGAL COSTS:

Both parties to be responsible for their own legal costs.

VIEWING:

For further information or to arrange a viewing, please contact:

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SUBJECT TO CONTRACT