



Depot at Port Edward Centre St Andrews Road, Avonmouth, BS11 9HS

FOR SALE/TO LET

Area: 36,801 sq ft (3,419 sq m) | Rent PA: £220,000 | Price: £3,000,000

LOCATION

The property is located on St Andrews Road (A4303) which is a main aerial route through Avonmouth. The road connects to the A4 Portway into Bristol and J18 M5.

KEY FEATURES

- Available leasehold or freehold
- Close to J18 M5 and A4
- Established industrial location
- Secure Site
- Detached buildings
- Close to Bristol Port
- 2.62 acres low site coverage
- Refurbishment or redevelopment

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DESCRIPTION

The property comprises of a two storey detached office at the site entrance and three detached warehouses/workshops. The main building benefits from a steel profile roof with an eaves height of 5.1m, four loading doors with two at each gable end, a concrete floor and a small offices. The two detached workshops have asbestos cement roofs which provide an eaves height of 4.8m and loading doors at gable ends. The site extends to approximately 2.62 acres providing a large concrete surfaced yard.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Main Workshop	20,263	1,882
Detached Office Block	2,993	278
Workshop	7,477	695
Workshop	6,068	564
TOTAL	36,801 SQ FT	3,419 SQ M

TENURE:

For a term of years to be agreed

RENT PA: £220,000

PRICE: £3,000,000

VAT: All figures are exclusive of VAT if applicable.

PLANNING: The property is suitable for B8 (storage & distribution). Other uses maybe suitable subject to planning.

SERVICE CHARGE: POA.

RATEABLE VALUE: To be confirmed

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