



Unit B, Island Trade Park (Part) Bristow Broadway, Avonmouth, BS11 9FB

TO LET

Area: 2,572 sq ft (239 sq m) | Rent PA: £28,000

LOCATION

Island Trade Park is located in a prominent position, adjacent to Junction 18 of the M5 Motorway and opposite Costco. Bristol City Centre is approximately 6 miles to the south east. The M4/5 interchange is around 6 miles to the north east.

KEY FEATURES

- Excellent location for Docks and M5
- Hybrid business unit
- Immediately available
- Next to CEF and opposite Costco
- Highly prominent on Motorway Junction
- Roller shutter door to storage area (GF)
- In excellent order throughout
- Ample car parking

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DESCRIPTION

The ground floor provides a storage area, office, kitchenette and wc facilities, which is accessed via both a roller shutter door and also a pedestrian entrance. The first floor provides modern partitioned air conditioned offices with carpet, suspended ceilings, florescent strip lighting and suspended ceilings. There is ample parking provided adjacent to the property.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
GF Storage/Amenity	1,286	119
FF Office	1,286	119
TOTAL	2,572 SQ FT	239 SQ M

TENURE:

A new full repairing lease for a term of years to be agreed.

PLANNING:

We suggest interested parties make their own enquires with the Local Planning Authority.

RENT PA:	£28,000	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	RATEABLE VALUE:	The Business unit has a Rateable Value of £23,500. 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:

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SUBJECT TO CONTRACT