



Paynes Shipyard/Vauxhall House Coronation Road, Bristol, BS3 1RP

TO LET

Area: 39,562.00 sq ft (3,675.43 sq m) | Rent PA: £195,831.90

LOCATION

The property fronts Coronation Road, the A370 close to the junction and the northern boundary fronts the River Avon. Greville Smyth Park is immediately to the south west of the site. The Cumberland Basin road network links the site to all parts of the city.

KEY FEATURES

- Located close to The Portway
- Fronts the River Avon
- Walking distance to Bristol City Centre
- Close to amenities in Southville
- Good access to all areas of the City
- Eaves height ranging from 4-7m

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DESCRIPTION

There are currently a number of industrial buildings on the site of varying ages and construction offering a range of office, workshops and storage accommodation. The facility is available as a whole.

The main facility has a single roller shutter door and an eaves height ranging from 4-7m. There are numerous workshops dotted around the site and a 2 storey office building fronting Coronation Road

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Main Factory	24,650.00	2,290.06
Workshop/Stores x8	10,731.00	996.94
Offices x 3	4,181.00	388.43
TOTAL	39,562.00 SQ FT	3,675.43 SQ M

TENURE:

A new full repairing and insuring lease is available for a term of years to be agreed.

PLANNING:

The property currently has a Class B2 Use but could be suitable for other employment uses, subject to planning. Any interested parties to make their own enquiries with the Local Planning Authority.

RENT PA:	£195,831.90	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	No service charge applicable	RATEABLE VALUE:	The current facility has a total Rateable Value of £78,850
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