



## Unit 8B, Point 4 Distribution Centre Second Way, Avonmouth, BS11 8DF

### TO LET

Area: 8,847.00 sq ft (821.91 sq m) | Rent PA: £61,486.65

### LOCATION

Point 4 Industrial Estate forms part of the established industrial and distribution location of Avonmouth, approximately 7 miles from Bristol City Centre and 6 miles from the M4/M5 Motorway Interchange. Access to the national motorway network is via Junction 18 of the M5, approximately 1 mile from the estate.

### KEY FEATURES

- Prominence to J18 M5
- Close Proximity to J18 M5
- Covered Loading Canopy
- To Be Refurbished incl New Roof
- 6.5m Eaves
- Trade Counter/Industrial Uses
- Established Location
- New Lease

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### DESCRIPTION

Unit 8b comprises a mid terraced warehouse unit with two storey office accommodation to the front together with a full height shutter door approximate width 4.70m by 4.85m. The unit has an internal eaves height of approximately 6.5m and a covered loading bay with an area of 1,395sqft (129sqm).

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	7,717.00	716.93
GF Office	565.00	52.49
FF Office	565.00	52.49
<b>TOTAL</b>	<b>8,847.00 SQ FT</b>	<b>821.91 SQ M</b>

### TENURE:

A new FRI lease for a term of years to be agreed

### PLANNING:

We understand the existing Use Class is B8 (Storage & Distribution). B1 & B2 may be suitable subject to gaining the necessary planning consent.

<b>RENT PA:</b>	£61,486.65	<b>VAT:</b>	All figures are exclusive of VAT if applicable.
<b>SERVICE CHARGE:</b>	POA.	<b>RATEABLE VALUE:</b>	Warehouse and Premises rateable value £47,000
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.	<b>EPC:</b>	Available upon request.

### VIEWING:

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

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

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

**Josh Gunn**  
**Knight Frank**  
01179 174 534  
josh.gunn@knightfrank.com

### SUBJECT TO CONTRACT