



Unit 10, Portishead Business Park, Old Mill Road, Portishead, BS20 7BX

TO LET

Area: 11,253 sq ft (1,045 sq m) | **Rent PA:** £112,530

LOCATION

Portishead is located approximately 9 miles south west of Bristol City Centre and within 2 miles west of Junction 19 of the M5, linked via the A369. Portishead has undergone a considerable amount of new development including the Persimmon Homes and Crest Nicholson scheme known as Port Marine.

Old Mill Road is accessed via Wyndham Way, which links to the A369 and Junction 19 of the M5. The units at Wyndham Way Retail Park include Pure Gym, Homebase and McDonalds and all within walking distance of Portishead High Street and The Marina.

KEY FEATURES

- To be fully refurbished with new roof
- Eaves height of 5.5m
- Two electric roller shutter doors
- Designated parking and loading
- Close to Town Centre
- Number of trade occupiers on estate
- Approx. 2 miles from J19 of M5
- Available - Q2 2025

Unit 10, Portishead Business Park, Old Mill Road, Portishead, BS20 7BX

DESCRIPTION

The subject properties are currently all interlinked, but we propose to split them back into two end-terraced units. These units are located and in close proximity to the retail units (Pets At Home, New Look, Peacocks), and adjacent trade occupiers (City Plumbing, James Hargreaves and Abus). The units are in a high profile location, within a short walk from Portishead High Street and would therefore suit a trade occupier or an occupier requiring a prominent location.

Unit 10 is to be fully refurbished, including a new roof and there are ground and first floor offices with amenities to the front elevation. Access to the warehouse is via 2 level loading electric roller shutter doors. Externally, there is a yard for loading and plenty of car parking. The unit could be amalgamated with Unit 10 to provide a single unit of 21,890 sq ft.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	9,755	906
GF Office	882	82
FF Office	616	57
TOTAL	11,253 SQ FT	1,045 SQ M

TENURE:

New FRI lease available direct from the Landlord, on completion of refurbishment.

PLANNING:

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

RENT PA: £112,530

VAT: All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE: The Business Rates are currently being re-assessed. Please contact the agents for likely 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:

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

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

SUBJECT TO CONTRACT