



## Unit 11, Portishead Business Park, Old Mill Road, Portishead, BS20 7BX

### TO LET

**Area:** 8,420 sq ft (782 sq m) | **Rent PA:** £84,200

### 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 refurbished with new roof
- Eaves Height of 5.5m
- Electric roller shutter door
- 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 11, Portishead Business Park, Old Mill Road, Portishead, BS20 7BX

### DESCRIPTION

The subject property is an end-terraced unit 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 unit has 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.

The unit is to be fully refurbished, including a new roof and there is a ground and first floor offices with amenities to the front elevation. Access to the warehouse is via a single ground level electric roller shutter door. Externally, there is a yard for loading and parking.

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	7,320	680
GF Office	550	51
FF Office	550	51
<b>TOTAL</b>	<b>8,420 SQ FT</b>	<b>782 SQ M</b>

### 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.

<b>RENT PA:</b>	£84,200	<b>VAT:</b>	All figures are exclusive of VAT if applicable.
<b>SERVICE CHARGE:</b>	POA.	<b>RATEABLE VALUE:</b>	The Business Rates are currently being re-assessed. Please contact the agents for likely rates payable
<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:

**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