



Unit 25, Portishead Business Park Old Mill Road, Portishead, BS20 7BX

TO LET

Area: 5,176 sq ft (481 sq m) | Rent PA: £44,000

LOCATION

Portishead is located approximately 9 miles south west of Bristol City Centre and within 2 miles of Junction 19 of the M5, linked via the A369. Portishead is undergoing 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 this unit is within walking distance of Portishead High St and The Marina.

KEY FEATURES

- New FRI lease available
- Eaves height of 5.4m
- Electric roller shutter door
- Male/female WCs
- High profile location
- 2 storey offices to front elevation
- Designated car parking and yard
- Insulated pitched roof

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DESCRIPTION

The subject property is an end of terrace unit in close proximity to the retail units (Pets At Home, New Look, Peacocks and Poundland). 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 on the estate.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	3,918	364
Offices & Ancillary	1,258	117
TOTAL	5,176 SQ FT	481 SQ M

TENURE:

The unit is available by way of new full repairing and insuring lease for a term of years to be agreed..

PLANNING:

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

RENT PA: £44,000

VAT:

All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE:

The property is described as warehouse premises with an RV of £35,750 (April 23). 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