



Unit 26, Portishead Business Park Old Mill Road, Portishead, BS20 7BX

TO LET

Area: 5,200 sq ft (483 sq m) | **Rent PA:** £50,000

LOCATION

Portishead is located approximately nine miles north west of Bristol City Centre and two 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 located opposite.

KEY FEATURES

- To Be Refurbished
- Located close to Town Centre
- Electric roller shutter door
- Insulated profile steel roof
- Eaves Height of 6.5m (Clear height - 8m)
- 2 storey offices to front elevation
- Designated car parking and yard to front
- 2 miles from J19 or M5



Unit 26, Portishead Business Park Old Mill Road, Portishead, BS20 7BX

DESCRIPTION

The subject property is an end of terrace unit and is in close proximity to the retail units (Pets At Home, New Look and Peacocks). The unit has recently become available and is currently fully fitted out as a self-storage operation but is to be fully refurbished and is located close to the entrance to the estate, 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	4,070	378
GF Office	565	52
FF Office	565	52
TOTAL	5,200 SQ FT	483 SQ M

TENURE:

The unit is available on a 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: £50,000

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 £34,250. 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:

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