



## Unit 6, Portishead Business Park Old Mill Road, Portishead, Bristol, BS20 7BX

### TO LET

**Area:** 3,911 sq ft (363 sq m) | **Rent PA:** £35,199

### 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 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 all within walking distance of Portishead High Street and The Marina.

### KEY FEATURES

- To Be Refurbished
- Eaves height of 5.4m
- Electric roller shutter door
- Male/Female Wc's
- Designated car parking and yard
- Close proximity to Town Centre
- High profile location
- New FRI lease available



## Unit 6, Portishead Business Park Old Mill Road, Portishead, Bristol, BS20 7BX

### DESCRIPTION

The subject property is a mid-terraced unit and 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.

There are 2-storey offices to the front elevation and a single electric roller shutter door providing access to the warehouse. Externally, there is a yard for loading and parking for 8 cars.

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	3,493	325
GF Office	418	39
<b>TOTAL</b>	<b>3,911 SQ FT</b>	<b>363 SQ M</b>

### TENURE:

New FRI lease available direct from the Landlord.

### PLANNING:

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

**RENT PA:** £35,199

**VAT:**

All figures are exclusive of VAT if applicable.

**SERVICE CHARGE:** POA.

**RATEABLE VALUE:**

The property is described as warehouse and premises with an RV of £33,750 (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:

**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