



Unit 8, Portishead Business Park Old Mill Road, Portishead, BS20 7BX

TO LET

Area: 4,925 sq ft (458 sq m) | **Rent PA:** £50,000

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 car parking (16 cars)
- Small secure yard to side elevation
- Close to Town Centre
- High profile - adjacent City Plumbing
- Within 2 miles of J19 of M5

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DESCRIPTION

The subject property is an and-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 floor office and 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 for 16 cars and there is a small secure yard to the side elevation.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	4,641	431
GF Office	284	26
TOTAL	4,925 SQ FT	458 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: £50,000

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 £30,500 (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