

Portishead Business Park

OLD MILL ROAD, PORTISHEAD, BRISTOL BS20 7BX

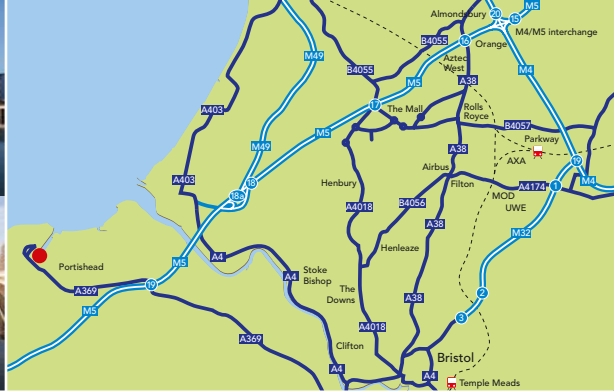


TO LET 4,889 - 29,181 SQ FT (SHORT TERM LEASES AVAILABLE)

TRADE COUNTER, WAREHOUSE, FACTORY, INDUSTRIAL OR DISTRIBUTION UNIT

Portishead Business Park

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Description

The subject properties are in close proximity to the retail units (Pets At Home, New Look, Peacocks). The units have 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.

The units benefit from the following:

- Insulated pitched roof with good natural light
- Steel portal frame building
- Eaves height of 5.4m
- Electric roller shutter door
- Male/female WCs
- 2 storey offices
- Designated car parking and loading area

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 is undergoing a considerable amount of new development including the Persimmon Homes and Crest Nicholson scheme known as Port Marine. The scheme has cost approximately £500M and comprises employment space, retail accommodation, three thousand five hundred new dwellings, two primary schools and a health centre.

Portishead is in close proximity to Royal Portbury Docks where major occupiers include Walon, Wincanton, LaFarge, Kerry Food Ingredients, Asda and The Co-operative. Nearby at junction 18 is the Avonmouth Docks.

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 Argos and Homebase and are in close proximity to Waitrose, Sainsbury's and other shops and associated amenities within Portishead itself.



Accommodation

The premises provide the following approximate gross internal areas:

UNIT	SQ FT	SQ M
Unit 4 (inc. mezzanine)	10,680	992
Unit 7	4,889	454
Unit 21	10,110	939
Unit 22	10,110	939
Unit 23	8,961	833

Units 21-23 can be amalgamated to provide up to 29,181 sq ft, if required.

Tenure

The units are available on short term flexible leases only.

EPC

Available upon request.

Legal Fees

Each party will be responsible for their own legal costs in relation to any letting that may be agreed.

Services

All main services are available.

Rates

Available upon application.

Viewing

Strictly by appointment with the sole agents:



Chris Miles

chris@russellpc.co.uk

Rob Russell

rob@russellpc.co.uk

Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. RP/Hollister HD2229 04/19