



Unit 12, Portishead Business Park Old Mill Road, Portishead, Bristol, BS20 7BX

TO LET

Area: 8,260.00 sq ft (767.38 sq m) | **Rent PA:** £45,430.00

LOCATION

Portishead is located approximately 9 miles south west of Bristol City Centre and 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 Argos, Homebase and McDonalds and all within walking distance of Portishead High Street located opposite.

KEY FEATURES

- Short term flexible lease available
- Located close to Town Centre
- Roller shutter door to front and rear
- Insulated profile steel roof
- Eaves height of 5.4m
- 2 storey offices to front elevation
- Designated car parking and yard to front
- Small yard to rear



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DESCRIPTION

The subject property is a mid-terraced unit previously occupied by Enterprise Rent-a-Car, and in close proximity to Sainsburys. This unit benefits from a single level loading door to the front, with a loading area and car parking. In addition, there is a single level loading door to the rear with access to a small secure yard.

Internally, is an open plan clear span warehouse with 2 storey offices to the front with wc's and amenities. The warehouse occupies 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. Only short term leases/licences available.

FLOOR AREA:

| FLOOR | AREA SQ FT | AREA SQ M |
|--------------|-----------------------|--------------------|
| Unit 12 | 8,260.00 | 767.38 |
| TOTAL | 8,260.00 SQ FT | 767.38 SQ M |

TENURE:

The unit is available on a new 3 year full repairing and insuring lease with a rolling mutual 9 month break clause.

PLANNING:

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

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|------------------------|---|------------------------|---|
| RENT PA: | £45,430.00 | VAT: | All figures are exclusive of VAT if applicable. |
| SERVICE CHARGE: | A service charge is applicable - Circa. £950pa | RATEABLE VALUE: | The property is currently being reassessed. Please contact the agents for the likely 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