



Unit 24, Portishead Business Park Old Mill Road, Portishead, BS20 7BX

TO LET

Area: 5,041.00 sq ft (468.32 sq m) | Rent PA: £30,246.00

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. 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.

KEY FEATURES

- Insulated pitched roof
- Steel portal frame building
- Eaves height of 5.4m
- Electric roller shutter door
- Male/female WCs
- 2 storey offices to front elevation

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DESCRIPTION

The subject property is an end of terrace unit and 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 on the estate. 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.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	3,885.00	360.93
Offices & Ancillary	1,156.00	107.40
TOTAL	5,041.00 SQ FT	468.32 SQ M

TENURE:

The unit is available by way of new full repairing and insuring lease.

PLANNING:

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

RENT PA:	£30,246.00	VAT:	All figures quoted are exclusive VAT
SERVICE CHARGE:	No service charge applicable	RATEABLE VALUE:	The property is described as warehouse premises with an RV of £27,250. Please contact the agents for Rates Payable.
LEGAL COSTS:	Each party will 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