



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

### TO LET

**Area:** 5,041 sq ft (468 sq m) | **Rent PA:** £40,000

### 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.

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 located opposite.

### KEY FEATURES

- To Be refurbished
- Steel portal frame building
- Eaves height of 5.4m
- Electric roller shutter door
- Male/female WCs
- 2 storey offices to front elevation
- Designated car parking and yard
- Insulated pitched roof

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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 warehouse is due to be substantially refurbished.

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	3,885	361
Offices & Ancillary	1,156	107
<b>TOTAL</b>	<b>5,041 SQ FT</b>	<b>468 SQ M</b>

### 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:** £40,000

**VAT:**

All figures are exclusive of VAT if applicable.

**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 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