



Unit 27, Portishead Business Park Old Mill Rd, Portishead, Bristol, BS20 7BX

TO LET

Area: 5,434.00 sq ft (504.83 sq m) | **Rent PA:** £30,000.00

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

- Available December 2020
- Located close to Town Centre
- Electric roller shutter door to front
- Insulated profile steel roof
- Eaves height of 5.4m
- 2 storey offices to front elevation
- Designated car parking and yard to front
- 2 miles from J19 of M5

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DESCRIPTION

The subject property is a mid-terraced unit in close 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 has a designated loading yard and car parking to the front with a single level loading roller shutter door and 2 storey offices to the front elevation. The unit is currently occupied and available in December 2020, subject to agreeing terms could be made available earlier.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Unit 27	3,768.00	350.06
GF Office	804.00	74.69
FF Office & Mezz	862.00	80.08
TOTAL	5,434.00 SQ FT	504.83 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.

RENT PA:	£30,000.00	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	No Service Charge applicable	RATEABLE VALUE:	The property currently has a Rateable Value of £25,000. 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