



Unit 28, Portishead Business Park, Old Mill Rd, Portishead, Bristol, BS20 7BX

TO LET

Area: 5,175 sq ft (481 sq m) | **Rent PA:** £31,050

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 June 2021
- 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

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	4,575	425
GF Office	347	32
FF Office	253	24
TOTAL	5,175 SQ FT	481 SQ M

TENURE:

The unit is available on a new full repairing and insuring lease to March 2023, and thereafter a rolling mutual 9 month break clause.

PLANNING:

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

RENT PA: £31,050

VAT: All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE: The Rateable Value is currently £25,750. 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