



Unit 29/30, Portishead Business Park Old Mill Rd, Portishead, Bristol, BS20 7BX

TO LET

Area: 18,074.00 sq ft (1,679.13 sq m) | **Rent PA:** £100,000.00

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
- Substantial yard and car parking
- Insulated profile steel roof
- Eaves height of 5.4m
- 2 storey offices to front elevation
- 3 level loading doors
- 2 miles from J19 of M5

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DESCRIPTION

The subject property is a detached warehouse at the entrance to the Business Park, 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 substantial yard to the front which could be made secure. The warehouse has 3 level loading roller shutter doors with 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 29/30	18,074.00	1,679.13
TOTAL	18,074.00 SQ FT	1,679.13 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: £100,000.00

VAT:

All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE:

The property currently has a Rateable Value of £79,000. 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:

Rob Russell
Russell Property Consultants
01179 732 007
07540 994 123
rob@russellpc.co.uk

Chris Miles
Russell Property Consultants
01179 732 007
07970 886 740
chris@russellpc.co.uk

SUBJECT TO CONTRACT