



## Unit 29, Portishead Business Park Old Mill Road, Portishead, BS20 7BX

### TO LET

**Area:** 4,618 sq ft (429 sq m) | **Rent PA:** £36,944

### LOCATION

Portishead is located approximately 9 miles south west of Bristol City Centre and within 2 miles 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 Aldi, Homebase, Pure Gyms and McDonalds and all within walking distance of Portishead High Street, located opposite.

### KEY FEATURES

- Fully Refurbished
- Located close to Town Centre
- Roller shutter door
- 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 an end of terrace unit and proximity to the retail units (Pets At Home, New Look, Peacocks and Poundland). The unit has recently been fully refurbished and is located at the entrance to the estate, 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.

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	3,584	333
GF Office	517	48
FF Office	517	48
<b>TOTAL</b>	<b>4,618 SQ FT</b>	<b>429 SQ M</b>

### TENURE:

The unit is available on a new full repairing and insuring lease for a term of years to be agreed.

### PLANNING:

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

<b>RENT PA:</b>	£36,944	<b>VAT:</b>	All figures are exclusive of VAT if applicable.
<b>SERVICE CHARGE:</b>	POA.	<b>RATEABLE VALUE:</b>	The Ratable Value needs to be reassessed. Please contact agents for likely rates payable
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.	<b>EPC:</b>	Available upon request.

### VIEWING:

For further information or to arrange a viewing, please contact:

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### SUBJECT TO CONTRACT