



Site C, Severn View Industrial Park Central Avenue, Avonmouth, BS10 7SD

TO LET (MAY SELL)

Area: 1.12 acres (4,534 sqm) | Rent PA: £55,000 pa.

LOCATION

Avonmouth is Bristol's main industrial and distribution area, situated approximately 7 miles to the north west of the city and approximately 6 miles south of the M4/M5 interchange. Avonmouth is conveniently located for access to the South West, South Wales and London via the M49/M5/ M4 motorway. The property is situated on the south side of Central Avenue, which is accessed via the A403 (Severn Road), which connects directly to Junction 1 on the M49 Motorway (just completed), within 1/2 mile.

KEY FEATURES

- Secure Open Storage Site
- Palisade fencing around perimeter
- Secure gated entrance
- Electricity and water available
- Close proximity to Junction 1 of M49
- Floodlights around perimeter
- Adjacent Central Avenue
- Rectangular configuration

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DESCRIPTION

The property comprises an open hard standing site of approx. 1.12 acres (0.45 ha), which is secured by palisade fencing and metal gates with floodlights around the perimeter. The site is rectangular, flat and of a decent configuration with both electricity and water available. It is available on a leasehold but consideration will be given to the sale of the freehold. The site is available from December 2020, subject to vacant possession.

LAND AREA:

1.12 acres (4,534 sqm)

TENURE:

The site is available by way of a new full repairing and insuring lease for a term of years to be agreed. Alternatively, the freehold may be available.

PLANNING:

The premises are suitable for B8 storage and distribution purposes. Further enquires can be addressed to The Local Authority - South Gloucestershire Council.

RENT PA:	£55,000	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	RATEABLE VALUE:	We understand the rateable Value is £39,000. Please contact the agents for rates payable.
LEGAL COSTS:	Each party to be responsible for their own legal costs.	EPC:	Not required.

VIEWING:

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

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SUBJECT TO CONTRACT