



Unit 4E Severnside Trading Estate St Andrews Road, Avonmouth, BS11 9EB

TO LET

Area: 5,739.00 sq ft (533.17 sq m) | Rent PA: £39,886.05

LOCATION

Severnside Trading Estate is a prominent estate located fronting St Andrew's Rd, which is main arterial route through Avonmouth and is less than 2 miles from M5 Motorway at Junction 18.

KEY FEATURES

- To be refurbished
- Planning consent for part retail use
- Ground floor fit-out for retail use
- Road side position fronting A403
- Recently over-clad roof
- Secure yard
- Large power supply
- Close proximity to J18a M5

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DESCRIPTION

The property comprises an end-terraced warehouse / industrial unit of steel portal frame construction with brick/block elevations. There is a pitched internally lined and recently over-clad roof with an eaves height of approximately 5.53m. Internally, there is two storey office and welfare accommodation. Externally there is a roller shutter door (3.64m wide by 4.07m high) with a secure yard allowing loading and unloading. There is a second loading door to the rear.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	5,107.00	474.46
GF Office	316.00	29.36
FF Office	316.00	29.36
TOTAL	5,739.00 SQ FT	533.17 SQ M

TENURE:

A new FRI lease from the landlord for a term of years to be agreed

PLANNING:

We understand the premises have B8 and ancillary retail. All parties to make their own enquiries with the local planning authority.

RENT PA:	£39,886.05	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	RATEABLE VALUE:	Warehouse & Premises £26,250
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:

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

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

Josh Gunn
BNP Paribas Real Estate
0117 4564512
josh.gunn@realestate.bnpparibas

SUBJECT TO CONTRACT