



Unit 1b & 2a Severnside Trading Estate St Andrews Road, Avonmouth, BS11 9EB

TO LET

Various Sizes Available

LOCATION

Severnside Trading Estate is 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

- Close Proximity to J18 M5
- Prominent Road Frontage
- Self Conatined Yard
- New Lease Available
- 6m Eaves Height
- Established Commercial Locaiton
- End Terrace
- Four Level Loading Doors



Unit 1b & 2a Severnside Trading Estate St Andrews Road, Avonmouth, BS11 9EB

DESCRIPTION

The property comprises end-terraced warehouse / industrial unit of steel portal frame construction with brick/block elevations. There are pitched internally lined and recently over-clad roofs with an eaves height of approximately 6m (19ft 8in).

There are four level full height roller shutter doors allowing loading and unloading. Internally, each unit has a two storey office providing ground floor reception and kitchenette area and an office at first floor.

FLOOR AREA:

	AREA SQ FT	AREA SQ M	RENT
Unit 1b	7,270.00	675.40	£43,620.00
Unit 2a	6,946.00	645.30	£41,676.00
Unit Total	14,216.00	1,320.71	£85,296.00

TENURE:

A new full repairing and insuring lease is available direct from the Landlord

PLANNING:

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

VAT:

All figures are exclusive of VAT if applicable.

SERVICE CHARGE:

POA.

RATEABLE VALUE:

Interested parties to make their own enquiries with the local Valuation Office

EPC:

Available upon request.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

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

Robert Brophy
BNP Paribas Real Estate
0117 984 8450
robert.brophy@bnpparibas.com

SUBJECT TO CONTRACT