

# THIRD WAY CORNER AVONMOUTH

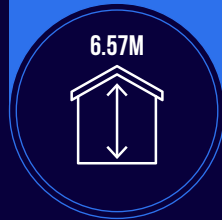
BRISTOL BS11 9HL

HIGH PROFILE  
LOCATION

IDEAL FOR TRADE  
COUNTER USES

UNIT 8  
TO LET

7,380 SQ FT  
(685.63 SQ M)



6.57M  
6.57M EAVES  
HEIGHT



DEDICATED REAR ACCESS  
AND LOADING



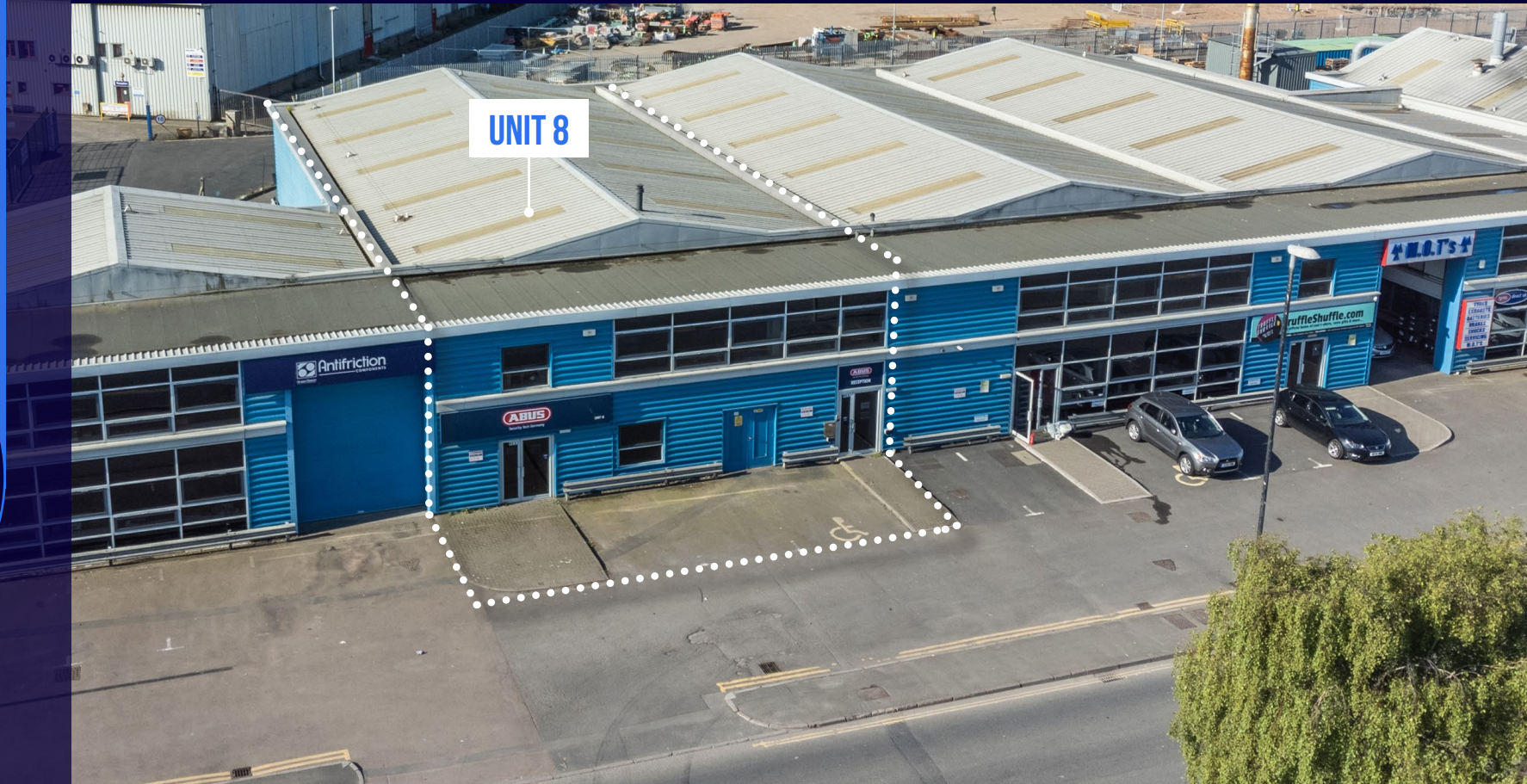
ALLOCATED PARKING  
PROVISION



GROUND LEVEL  
LOADING



INTEGRAL TWO STOREY  
OFFICE & ANCILLARY





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## ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

Accommodation	Sq Ft	Sq M
Warehouse	5,411	502.70
Ground Floor Office / Ancillary (excluding integral sub-station)	881	81.85
First Floor Office / Ancillary	1,088	101.08
<b>Total GIA</b>	<b>7,380</b>	<b>685.63</b>

## SITUATION

- Located on the corner of Third Way and St Andrews Road.
- Within established Avonmouth Trading Estate.
- Close proximity to J18 / J18A of the M5 motorway.
- M5 motorway connects to M4 and M49 motorways.
- Nearby occupiers include Eurocell, Pirtek, Edmundson Electrical, Holt JCB, MAN Truck & Bus and Sunbelt Rental.

0.5 MILES  
2 MINS

AVONMOUTH  
DOCKS

0.7 MILES  
3 MINS

PORTWAY  
A4

1.5 MILES  
4 MINS

JUNCTION 18/18A  
M5 MOTORWAY

7 MILES  
20 MINS

BRISTOL  
CITY CENTRE

7.8 MILES  
12 MINS

M4/M5  
INTERCHANGE





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## AVONMOUTH

AVONMOUTH  
DOCKS

M5 SOUTH/  
EXETER

BRISTOL

PRINCE OF  
WALES BRIDGE

CENTRAL AVE

SEVERN RD

ST ANDREWS RD

THIRD WAY  
AVONMOUTH WAY

KINGS WESTON LN

A403

B4055

M49

M4/M5  
INTERCHANGE

17

A4018

M5

18A

B4057

B4054

A4

B4054

22

M4

1



**TENURE:** The property is available by way of a new Full Repairing and Insuring (FRI) lease, for a term of years to be agreed, subject to status.

**RENT:** Upon application.

**PLANNING:** The property has previously been used for Class B1(c) Light Industrial/Class E(g)(i) Industrial Processes purposes, and we anticipate would also be suitable for B2 General Industrial and B8 Storage & Distributions uses, subject to any necessary planning consent. Interested parties are advised to make their own enquiries with the local planning authority in respect of the current permitted use and their proposed use.

**RATEABLE VALUE:** The property has been listed on the Valuation List 2017 as a Warehouse and Premises, with a Rateable Value of £27,000.

**ENERGY PERFORMANCE:** The property has been given an Energy Performance Certificate (EPC) of Band C (52). A full EPC is available upon request.

**SERVICES:** We understand that mains services are provided to the property including water, drainage, gas and 3 phase electricity.

**ESTATE CHARGE:** An Estate Service Charge will be payable, towards the management and maintenance of the common parts of the estate.

**VAT:** All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

**LEGAL COSTS:** Each part is to bear their own legal, surveyors or other costs incurred in any transaction.

**ANTI-MONEY LAUNDERING:** The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Subject to Contract. JUNE 2022

Designed and Produced by [www.kubiakcreative.com](http://www.kubiakcreative.com) 225147 06-22



UNIT 8

THIRD WAY

**FURTHER INFORMATION:** For further information, please contact the sole agents:

**CBRE**

0117 943 5757

[www.cbre.co.uk](http://www.cbre.co.uk)

**PHILIP CRANSTONE**

07717 587 726

[Philip.cranstone@cbre.com](mailto:Philip.cranstone@cbre.com)

**ALEX QUICKE**

07867 193 908

[Alex.quicke@cbre.com](mailto:Alex.quicke@cbre.com)



**CHRIS MILES**

07970 886 740

[Chris@russellpc.co.uk](mailto:Chris@russellpc.co.uk)

**ROB RUSSELL**

07540 994 123

[Rob@russellpc.co.uk](mailto:Rob@russellpc.co.uk)