

A3, A4 & A5 International Trading Estate

Jubilee Way
Avonmouth
Bristol BS11 9HU

CHOOSE YOUR UNIT SIZE

TO LET

3 interlinked units
available as a whole
or in combinations

6,479 / 13,228 /
19,707 sq ft

(601.99 / 1,228.96 /
1,830.95 sq m)

COMBINED
13,228 SQ FT
(1,228.96 SQM)



TO BE FULLY REFURBISHED 1.5 MILES FROM J18 M5

Key Features

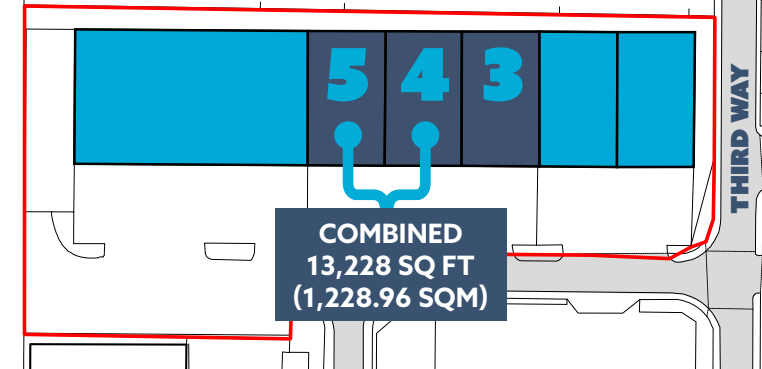
- To be fully refurbished
- High profile location
- Ideal for trade counter uses
- Range of unit sizes / combinations available
- Located 1.5 miles to motorway (J18 of M5)
- Eaves height of 6.2 m
- Large forecourt for parking/turning
- New leases immediately available



From left to right units 5, 4 & 3 July 2019

Unit 3	6,479 sq ft	601.99 sq m
Unit 4-5	13,228 sq ft	1,228.96 sq m
TOTAL	19,707 sq ft	1,830.95 sq m

Measured on a GIA basis



Location

- International Trading Estate is accessed off Jubilee Way, adjoining Third Way, an arterial road through Avonmouth that leads to St Andrews Way and Junction 18 of the M5 motorway
- The property has excellent prominence onto Third Way which is one of the main trade counter locations in Avonmouth

Description

- The property comprises 3 interlinked mid-terraced units, which were all constructed circa. 1980
- Steel portal frame construction with part brick and part block cavity walls
- All units have designated staff/customer parking and a vehicle loading area to the front and access via 3 level loading doors
- The units are available individually (6,479 sq ft or 13,228 sq ft) or amalgamated (19,707 sq ft)



TENURE New full repairing and insuring lease available for a term of years to be agreed.

PLANNING We understand the property has consent for Class B8 (Storage & Distribution). We advise parties to make their own enquires with the Local Planning Authority.

RENT PA Upon Application.

SERVICE CHARGE Upon Application.

LEGAL COSTS Each party to be responsible for their own legal costs.

VAT All figures are exclusive of VAT if applicable.

EPC Available upon request.

RATEABLE VALUE The total property has a rateable value of £76,000. Please contact the agents for rates payable and individual unit rate information.

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



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