



Unit 1 Lescren Way Avonmouth Way, Avonmouth, BS11 8DG

TO LET

Area: 4,281 sq ft (398 sq m) | Rent PA: £38,315

LOCATION

Situated prominently on Lescren Way, fronting Avonmouth Way which leads directly to J18 of the M5 & M49 national motorways. Within 7 miles of Bristol City Centre.

KEY FEATURES

- Prominent and established location
- Trade counter/industrial uses
- Close to J18 M5 motorway
- 6.2m eaves height
- Existing trade counter fit-out
- Immediately available
- New FRI lease direct from landlord
- Potential for large secure yard

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DESCRIPTION

Prominent trade counter/warehouse unit. Internally the unit's eaves height is approx. 6.2m. Access is provided via a single full height roller shutter door measuring approx. 5.5m high x 5m wide. There are office and WC and Kitchen facility. Externally the property benefits from car parking for approx. 6 vehicles but there is the potential to provide a new self contained large yard.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	3,437	319
GF Office/Trade Counter	844	78
TOTAL	4,281 SQ FT	398 SQ M

TENURE:

New FRI lease for a number of years to be agreed

PLANNING:

We understand the property is suitable for B1 & B8 uses but interested parties should make their own enquires with the LPA

RENT PA:	£38,315	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	RATEABLE VALUE:	Warehouse & premises RV £20,500
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:

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SUBJECT TO CONTRACT