



## Unit 10, Second Way Avonmouth, Bristol, BS11 8DF

### TO LET

Area: 5,130 sq ft (477 sq m) | Rent PA: £43,605

### LOCATION

Prominent end-terraced unit, located within 1 mile Junction 18 of the M5 Motorway and access to the M4/M5 interchange within 8 miles. The property is located in an established industrial / trade counter location, situated on the corner of Avonmouth Way and Second Way. Nearby occupiers include Greggs, Nisbets, Hovis and Booker Wholesale.

### KEY FEATURES

- Prominent location
- Close proximity to J18 of M5
- Established trade/industrial location
- 5.5m eaves
- To Be Refurbished
- New FRI lease direct from Landlord
- Available Q1 2024
- 10 car spaces and loading yard



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### DESCRIPTION

The property comprises of an end of terrace warehouse unit with two storey ancillary office accommodation to the front elevation. The warehouse is accessed via an electrically operated roller shutter door and the property has an eaves height of 5.5m.

The property is of steel portal frame construction with part brick and part steel profile sheet cladding. There is a pitched roof, with 20% translucent roof panels and a concrete floor. There are multiple WCs and a kitchenette. Externally, there is a loading yard and car parking for approx.10 cars.

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	4,064	378
GF Office	533	50
FF Office	533	50
<b>TOTAL</b>	<b>5,130 SQ FT</b>	<b>477 SQ M</b>

### TENURE:

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

### PLANNING:

The property is anticipated to be suitable for Class B8 (Storage and Distribution) with ancillary offices. Prospective occupiers should make their own enquiries with Local Planning Authority.

<b>RENT PA:</b>	£43,605	<b>VAT:</b>	All figures are exclusive of VAT if applicable.
<b>SERVICE CHARGE:</b>	POA.	<b>RATEABLE VALUE:</b>	The Rateable Value is £42,000 (April 23). Please contact the agents for rates payable.
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.	<b>EPC:</b>	Available upon request.

### VIEWING:

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

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### SUBJECT TO CONTRACT