



Unit 115 Burcott Road, Avonmouth, BS11 8AF

FOR SALE/TO LET

Area: 54,011.00 sq ft (5,017.78 sq m) | **Rent PA:** £297,060.50 | **Price:** POA

LOCATION

The property is located off Burcott Road, a major estate road in Avonmouth with direct access onto St Andrews Road.

Junction 18 of the M5 is approximately 2.5 miles to the south of the property, which in turn provides links to the national motorway network. The location also provides links to the south Wales via the Severn Road (A403) and the M49.

KEY FEATURES

- Fully Refurbished
- New Roof with +15% Natural Lighting
- New Office Accommodation
- Detached Property
- Large Self Contained Yard
- Close to Motorway Junction 18 M5
- 24 Marked Parking Spaces
- 5 Electric Loading Doors



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DESCRIPTION

The property comprises of a detached warehouse with a large secure yard to the rear. The building benefits from approximately 6.0 meter eaves and five loading doors of which four are under a loading canopy.

The Landlord has comprehensively refurbished the property providing a new roof, cladding and constructed new office and welfare accommodation.

Externally car parking is located around the perimeter of the building.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	51,679.00	4,801.13
GF Office	2,332.00	216.65
TOTAL	54,011.00 SQ FT	5,017.78 SQ M

TENURE:

New FRI Lease for term of years to be agreed.

The Landlord may consider a sale of the property.

RENT PA: £297,060.50

PRICE: POA

VAT: All figures are exclusive of VAT if applicable.

PLANNING: Suitable for B1, B2 & B8. Interested parties to make their own enquiries with Bristol City Council.

SERVICE CHARGE: POA.

RATEABLE VALUE: Warehouse & Premises with an RV of £141,000

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:

Chris Miles
Russell Property Consultants
01179 732 007
07970 886 740
chris@russellpc.co.uk

Rob Russell
Russell Property Consultants
01179 732 007
07540 994 123
rob@russellpc.co.uk

Russell Crofts
Knight Frank
01179 174 535
russell.crofts@knightfrank.com

SUBJECT TO CONTRACT