



## Unit 15, Burcott Rd, Avonmouth, Bristol, BS11 8AG

### TO LET

Area: 7,823 sq ft (727 sq m) | Rent PA: £80,000

### LOCATION

Avonmouth is Bristol's principal industrial and distribution location, situated immediately adjacent to Junction 18 of the M5 Motorway. The property is situated on Burcott Road, just off St Andrews Road, one of the main arterial routes off the M5 motorway at Junction 18. The property is less than 2 miles from the M5 (Junction 18) and M49 motorways. Bristol City Centre and the M4 / M5 interchange are both less than 8 miles away.

### KEY FEATURES

- Secure yard with gated entrance
- 6.5m eaves and steel profile roof
- 2 storey office accommodation to front
- Close proximity to J18/18A of M5
- Established location
- New FRI lease direct from Lasmdlord
- Additional mezzanine storage
- Immediately available

## Unit15, Burcott Rd, Avonmouth, Bristol, BS11 8AG

### DESCRIPTION

The property comprises a detached warehouse of steel portal frame, with fully insulated composite roof panels and integral two storey office accommodation to the front elevation.

The warehouse benefits from an eaves height of approximately 6.5m (7m clear), and is accessed via a single roller shutter door to the side elevation. The office accommodation includes male and female WC facilities and kitchenette. Externally, the unit has a secure yard to the side and rear and car parking to the front elevation.

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	6,138	570
GF Office	396	37
FF Office	396	37
Stores	414	38
Mezzanine	479	45
<b>TOTAL</b>	<b>7,823 SQ FT</b>	<b>727 SQ M</b>

### TENURE:

A new FRI lease direct from the Landlord for a term of years to be agreed

### PLANNING:

We understand the property is suitable for B8. All interested parties should enquire with Bristol City Council.

<b>RENT PA:</b>	£80,000	<b>VAT:</b>	All figures are exclusive of VAT if applicable.
<b>SERVICE CHARGE:</b>	POA.	<b>RATEABLE VALUE:</b>	Rateable Value is £26,750. 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