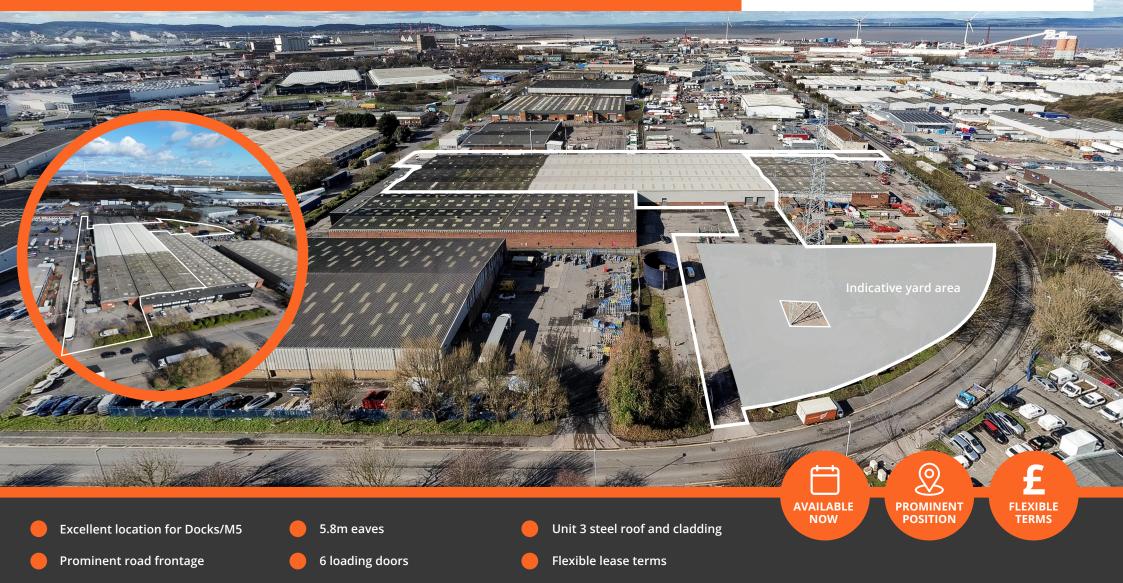
# UNIT 2&3 AVONMOUTH WAY INDUSTRIAL ESTATE

Adjacent motorway junction

Avonmouth Way Avonmouth Bristol BS11 9YA

3 access points and yard area





www.russellpc.co.uk

# **UNIT 2&3 AVONMOUTH WAY** INDUSTRIAL ESTATE

Area: 80,894 sq ft (7,515 sq m)



Rent: £404,470 PA

2 minutes from M5

### 50,536 to 80,894 sq ft **INDUSTRIAL UNIT TO LET**

#### LOCATION

The subject property is located in a high profile location adjacent to J18 of M5. The premises fronts directly onto the main arterial route through Avonmouth. Bristol City Centre is approximately 8 miles to the south east. The M4/5 interchange is around 7 miles to the north east.

#### **DESCRIPTION**

The warehouse is constructed by way of a steel portal frame with brick/block work cavity walls. The property has an eaves height of 5.8m (19ft). Unit 2 benefits from welfare facilities and offices, and loading is via two roller shutter doors.

Unit 3 has relatively new cladding and steel profile roof providing +15% natural lighting. There are four electric roller shutter doors. The property provides car parking to the front of unit 2, along with an access road from Avonmouth Way connecting to Third Way providing side loading along side both units.

There is a separate yard for loading and parking accessed from Third Way. Fronts directly onto the main arterial route through Avonmouth. Bristol City Centre is approximately 8 miles to the south east. The M4/5 interchange is around 7 miles to the north east.

### ACCOMMODATION

FLOOR	AREA SQ FT	AREA SQ M
UNIT 1	30,358	2,820
UNIT 2	50,536	4,695
TOTAL	80,894	7,515

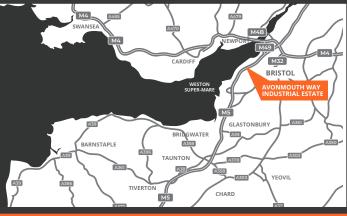
#### **TENURE:** New FRI lease for a terms of years to be agreed

PLANNING: B8 storage and distribution	<b>RENT PA:</b> £404,470	
VAT: All figures are exclusive of VAT if applicable.	<b>EPC:</b> Available upon request	
<b>RATEABLE VALUE:</b> To be assessed	SERVICE CHARGE: POA	
<b>LEGAL COSTS:</b> Each party to be responsible for their own legal costs		

Misrepresentation Act These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract. 2023.







#### VIFWING

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

#### **Chris Miles**

**Russell Property** Consultants 01179 732 007 07970 886 740

**Rob Russell** 

**Russell Property** Consultants 01179 732 007 07540 994 123

#### **Tom Cater Gerald Eve**

029 203 81868 tcater@geraldeve.com

SUBJECT TO CONTRACT