



## Unit 202A, Burcott Rd Avonmouth, Bristol, BS11 8AG

### TO LET

Area: 14,130 sq ft (1,313 sq m) | Rent PA: £120,105

### 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

- To be Refurbished
- Secure yard with gated entrance (x2)
- 5.5m eaves (7m clear)
- Close proximity to J18/18A M5
- Available April/May 2024
- Established location
- New FRI lease direct form Landlord
- 2 office pods to front elevation



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### DESCRIPTION

The property comprises an end of terraced steel portal frame warehouse, with integral two storey office accommodation. The warehouse benefits from an eaves height of approximately 5.5m (7m clear), and is accessed via four roller shutter doors to the side elevation and a single roller shutter door to the front elevation. The office accommodation includes male and female WC facilities and kitchenette. Externally the unit has a secure yard with a 2-gated entrance.

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	12,520	1,163
GF Office	805	75
FF Office	805	75
<b>TOTAL</b>	<b>14,130 SQ FT</b>	<b>1,313 SQ M</b>

### TENURE:

A new FRI lease for a term of years to be agreed

### PLANNING:

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

<b>RENT PA:</b>	£120,105	<b>VAT:</b>	All figures are exclusive of VAT if applicable.
<b>SERVICE CHARGE:</b>	POA.	<b>RATEABLE VALUE:</b>	Rateable Value is £86,500. 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