



Unit A3, International Trading Estate Jubilee Way, Avonmouth, BS11 9HU

TO LET

Area: 5,968 sq ft (554 sq m) | Rent PA: £52,220

LOCATION

International Trading Estate is accessed off Jubilee Way, adjoining Third Way, an arterial road through Avonmouth that leads to St Andrews Way and Junction 18 of the M5 motorway. The property has excellent prominence onto Third Way, which is one of the main trade counter locations in Avonmouth.

KEY FEATURES

- High profile location
- Suit trade counter uses
- Located close to motorway (J18 of M5)
- Eaves height of 6.2m
- Fully refurbished
- Large forcourt for parking/turning
- New lease immediately available
- Electric roller shutter door

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DESCRIPTION

The property currently comprises a mid-terraced unit, which was constructed circa.1980 and is of steel portal frame construction with part brick and part block cavity walls. The subject property has designated staff/customer parking (8 spaces), and a ground level electric roller shutter door. The property is alarmed/CCTV and LED lights throughout.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	5,430	504
GF Office	538	50
TOTAL	5,968 SQ FT	554 SQ M

TENURE:

New full repairing and insuring lease available for a term of years to be agreed.

PLANNING:

We understand the property has consent for Class B8 (Storage & Distribution). We advise parties to make their own enquires with the Local Planning Authority.

RENT PA: £52,220

VAT: All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE: The Rateable Value is £43,750 (April 23). Please contact the agents for rates payable.

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:

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SUBJECT TO CONTRACT