



Unit 4 Third Way Industrial Estate Third Way, Avonmouth, BS11 9YA

TO LET

Area: 22,052.00 sq ft (2,048.70 sq m) | Rent PA: £115,773.00

LOCATION

Avonmouth is the South West's largest centre for distribution with excellent links to Junction 18/18A of the M5 and M49 (South Wales and M4 connections). The port of Bristol is served by rail freight and as a consequence, the area is ideal for serving regional and UK markets. The premises fronts directly onto the main circulation road around Avonmouth itself known as Avonmouth Way with return frontage to Third Way. The premise lies approximately 400 meters from junction 18 of the M5. Bristol city centre is approximately 8 miles drive to the South East. The M4/M5 interchange is within 5 miles and provides direct access to London via the M4 and the Midlands/South West via the M5.

KEY FEATURES

- Large Secure Yard
- Low Site Coverage 31%
- Close Proximity to M5 J18
- Minimal Office Content
- 4 Main Electric Loading Doors
- Eaves Height of 5.8m
- 30 Marked Parking Spaces
- Available from June 2018

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DESCRIPTION

The available unit is of steel frame construction with trussed roof and sheet roof facades. The unit has an eaves height of 5.8m (19 ft) approximately.

The unit is serviced by four main shutter doors all measuring approx. 4.48m in width by 5.01m in height. There is a smaller side loading door measuring approx. 3.04m in width by 3.76m in height.

The unit benefits from a site area of 1.59 acres providing a prominent yard area to the front and side equating to a site coverage of 31%.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	20,929.00	1,944.37
Office/Welfare	1,123.00	104.33
TOTAL	22,052.00 SQ FT	2,048.70 SQ M

TENURE:

Available on a new FRI lease for a term of years to be agreed

PLANNING:

The property has been recently used for Use Class B8 but may be suitable for B1 and B2 subject to gaining the necessary planning consent

RENT PA: £115,773.00

VAT:

All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE:

The rateable value is £83,000 (2017 Rating List). These will be the responsibility of the ingoing tenant.

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