



Unit 4D Severnside Trading Estate St Andrews Rd, Avonmouth, BS11 9EB

TO LET

Area: 7,361 sq ft (684 sq m) | Rent PA: £51,159

LOCATION

Severnside Trading Estate is located fronting St Andrew's Rd, which is main arterial route through Avonmouth, so occupies a prominent position and is less than 2 miles from M5 Motorway at Junction 18.

KEY FEATURES

- Close Proximity to J18 M5
- Prominent Road Frontage
- New lease available
- 6m eaves height
- Roof has been over-clad
- Mid-Terraced Unit
- 2-storey offices to front elevation
- Trade Counter entrance



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DESCRIPTION

The property comprises a mid-terraced warehouse / industrial unit of steel portal frame construction with brick/block elevations. There is a pitched internally lined and recently over-clad roof with an eaves height of approximately 6m (19ft 8in). There is a single full height roller shutter doors to the front of the building allowing loading and unloading. Internally, there is a small office/reception area to the front of the unit with a single office and kitchen area above. Adjacent to the offices is a trade counter entrance, if required.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	6,271	583
GF Office	545	51
FF Office	545	51
TOTAL	7,361 SQ FT	684 SQ M

TENURE:

A new full repairing and insuring lease is available direct from the Landlord.

PLANNING:

All applicants to make their own enquiries with the Local Planning Authority.

RENT PA:	£51,159	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	RATEABLE VALUE:	Rateable Value is £30,750. 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