



## Unit 5a Third Way Corner Third Way, Avonmouth, BS11 9HL

### TO LET

Area: 1,860 sq ft (173 sq m) | Rent PA: £28,000

### LOCATION

Third Way Corner is prominently located, in the heart of Avonmouth, on the junction of the A403 and Third Way, approximately half a mile from Junction 18 of the M5 motorway.

### KEY FEATURES

- Prominent trading position
- Established location
- Modern mid terrace
- Rear loading and parking to the front
- Steel roof
- New FRI lease
- Rare unit size
- Immediately available

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### DESCRIPTION

Mid-terrace industrial / warehouse / trade counter unit of steel portal frame construction with a mono-pitched roof and steel profile clad roof coverings providing 10% translucent roof tiles. The unit benefits from 3 phase electricity, gas, 4.34m to 4.89m eaves height, halogen lighting, full height electric ground level access door. Ground floor office accommodation comprising open plan office area, toilet and kitchenette. Demised parking to the front providing 3 car parking spaces, and dedicated loading bay to the rear, with potential for securing – subject to planning / approvals.

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	1,531	142
GF Office	329	31
<b>TOTAL</b>	<b>1,860 SQ FT</b>	<b>173 SQ M</b>

### TENURE:

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

### PLANNING:

B8 use class. Interested parties to make their own enquires with LPA.

<b>RENT PA:</b>	£28,000	<b>VAT:</b>	All figures are exclusive of VAT if applicable.
<b>SERVICE CHARGE:</b>	POA.	<b>RATEABLE VALUE:</b>	Rateable Value of £10,500
<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