

THE AVONMOUTH TRADING ESTATE

8 & 9 :: SECOND WAY :: AVONMOUTH :: BRISTOL :: BS11 8DF

TRADE / INDUSTRIAL :: WAREHOUSE SPACE
TO LET :: 10,150 SQ FT

0.9 M (1.4 KM) FROM J 18/18A OF M5



:: PROMINENT DOUBLE FRONTED UNIT
:: TWO FULL HEIGHT ROLLER SHUTTER DOORS

:: LARGE SELF CONTAINED LOADING / PARKING TO FRONT OF UNIT
:: PRIME LOCATION & CLOSE PROXIMITY TO AVONMOUTH DOCKS

LOCATION

Second Way is located within 1 mile Junction 18 of the M5 Motorway and access to the M4/M5 interchange within 8 miles. The property is located in an established industrial / trade counter location, situated on the corner of Avonmouth Way and Second Way.

Nearby occupiers include Greggs, Nisbets, Booker Wholesale along with a proposed 125 bed Premier Inn hotel adjacent to the property.

DESCRIPTION

The property comprises of an end of terrace warehouse unit, with two storey ancillary office accommodation with a minimum eaves height of 5.5m. The property has 2 roller shutter doors measuring 5.6m wide x 4.5m high.

The property is of steel portal frame construction with part brick and part steel profile sheer cladding. There is a pitched roof, with 20% translucent roof panels and a concrete floor. There are multiple WC's and a kitchenette.

Externally the property has a generous yard and parking area.

SERVICES

We are advised that all mains services are connected and the property has the benefit of three phase electricity. Prospective occupiers are advised to make their own investigations as to their state and condition.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis. The floor areas are noted below:

	Sq Ft	Sq M
Warehouse	8,324	773.33
Ground Floor Offices	913	84.82
First Floor Offices	913	84.82
TOTAL	10,150	942.97

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

PLANNING

The property is anticipated to be suitable for Class B (c) Light Industrial and Class B8 Storage & Distribution purposes with ancillary offices.

Prospective occupiers should make their own enquiries with the Local Planning Authority.

QUOTING RENT

Upon application.



BUSINESS RATES

Rateable Value: £36,250

See: <https://www.tax.service.gov.uk> for reference

SERVICE CHARGE

There is a service charge payable for the upkeep and maintenance of the estates common parts.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

Please apply to the agents.

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For identification purposes only



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