

POINT 4 DISTRIBUTION CENTRE

Avonmouth, Bristol BS11 8DF

TO LET

UNIT 8b 8,847ft²

AVONMOUTH'S PRIME BUSINESS LOCATION



Nearby Tenants include:



Fully refurbished including new roof

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Bristol BS11 8DF



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Point 4 Distribution Centre forms part of the established industrial and distribution location of Avonmouth, approximately 7 miles from Bristol City Centre and 6 miles from the M4/M5 Motorway Interchange. Access to the national motorway network is via Junction 18 of the M5, approximately 1 mile from the estate.

PROPERTY

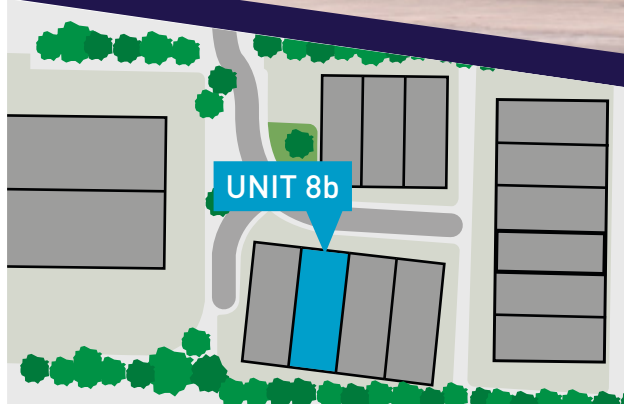
Unit 8b comprises a mid terraced warehouse unit with two storey office accommodation to the front together with a full height electric roller shutter door width 4.70m by 4.85m. The unit has an internal eaves height of approximately 6.5m and a covered loading bay with an area of 1,395sqft (129sqm).

SERVICES

All mains services are connected to the property including gas, water, drainage and 3 phase electricity.

TENURE & RENT

A new FRI lease for a term of years to be agreed. Rent on application.



EPC RATING

Current EPC rating is C-69.

RATES

Rateable Value being reassessed. Please contact the agents for more information.

SERVICE CHARGE

Service charge will be payable to cover maintenance of the common areas of the estate.

VAT

All figures quoted are subject to VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

PLANNING

We understand the unit has consent for B8. B1& B2 subject to planning consent.



ACCOMMODATION		
Warehouse	7,717 sq ft	(716.91 sq m)
Ground & First floor office	1,130sq ft	(105.02 sq m)
Total (GIA)	8,847 sq ft	(821.93 sq m)



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On behalf of:

