



Unit A, Nova Distribution Centre Crowley Way, Avonmouth, Bristol, BS11 9DZ

TO LET

Area: 42,799 sq ft (3,976 sq m) | **Rent PA:** £235,395

LOCATION

Unit A is a high profile warehouse, which occupies a very prominent position fronting the motorway junction (J18 of M5), and is located adjacent to Nisbets and Costco. Access to the Nova Distribution Centre is provided via Crowley Way, which benefits from excellent transport links with direct access to J18 of the M5, and is within 6 miles of the M4/M5 interchange. Also, easy access to the A4 and Avonmouth Railway Station (within 500m).

KEY FEATURES

- High profile unit fronting Crowley Way
- Large secure yard and car parking
- 7 ground level loading doors
- Eaves height of 5.5m (9m to ridge)
- Office space at ground and first floor
- Sizeable enclosed canopy loading area
- Double skinned steel profile roof
- Close to Avonmouth Station and Docks

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DESCRIPTION

Unit A comprises an end of terrace warehouse of concrete portal frame construction with double skinned steel profile roof . The warehouse comprises 3 bays, with internal heights ranging from 5m-9m. To the front elevation is a substantial secure yard and 7 ground level loading doors and there is a sizeable enclosed canopy above 6 of the loading doors. To the side elevation are ground and first floor offices and a large car park and the whole facility is situated within a secure site. The unit is to be fully refurbished.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	38,305	3,559
GF Office	2,247	209
FF Office	2,247	209
TOTAL	42,799 SQ FT	3,976 SQ M

TENURE:

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

PLANNING:

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

RENT PA: £235,395

VAT:

All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE:

The Rateable Value is £145,000. 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