



## Unit B, Nova Distribution Centre Crowley Way, Avonmouth, BS11 9DZ

### TO LET

Area: 41,000 sq ft (3,809 sq m) | Rent PA: £287,000

### LOCATION

Nova Distribution Centre 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

- To be refurbished
- Within 0.25 miles of Junction 18 (M5)
- Double skinned steel profile roof
- Eaves height of 5.5m (9m to ridge)
- Close to Avonmouth Station and Docks
- 3 ground level loading doors with canopy
- Offices at ground floor
- Additional 0.5 acre yard available STC

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### DESCRIPTION

Unit B comprises a mid-terraced warehouse of concrete portal frame construction with double skinned steel profile roof. The warehouse comprises 3 bays, with internal heights ranging from 5.5m - 9m. To the front elevation are 3 ground level loading doors with a loading canopy and there is a separate access to the ground floor offices. Adjacent to the unit is a secure concreted yard area of approx. 0.5 acres which is available by way of a separate agreement.

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	39,655	3,684
GF Office	1,345	125
<b>TOTAL</b>	<b>41,000 SQ FT</b>	<b>3,809 SQ M</b>

### TENURE:

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

### PLANNING:

The previous use for the warehouse was Class B8 (Storage and distribution). The premises would also suit Class E or B2. We suggest you make your own enquiries with the Local Planning Authority.

**RENT PA:** £287,000

**VAT:** All figures are exclusive of VAT if applicable.

**SERVICE CHARGE:** POA.

**RATEABLE VALUE:** £194,000 listed as warehouse and premises. 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