



ST ANDREWS TRADING ESTATE

TO LET
INDUSTRIAL / WAREHOUSE UNIT
15,393 SQ FT (1,430 SQ M)

Avonmouth, Bristol • BS11 9YE

UNIT 1



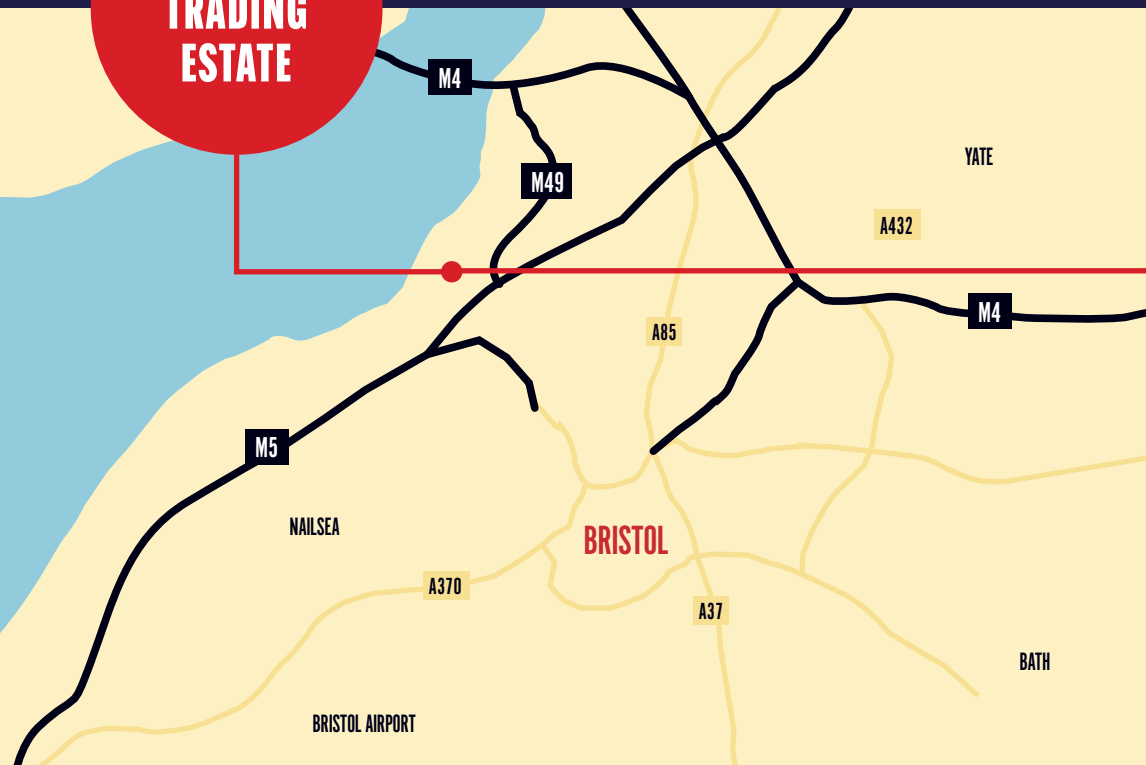
* CGI for indicative purposes only

LOCATION

The property is situated on St Andrews Trading Estate, a popular trading estate in close proximity to Junction 18 of the M5 motorway. The estate has a prominent position fronting Third Way and is less than 1 mile (4 mins drive) from the M5 and M49 motorways.

Avonmouth is located 8 miles west of Bristol City Centre and is one of the most established industrial / distribution locations in the South West. The location also provides links to South Wales via the Severn Crossing and the M49 motorway.

**ST ANDREWS
TRADING
ESTATE**



SPECIFICATION



Strip out of the former tenant's fitout



Demolish offices to front elevations and create new office and WCs within the warehouse



Installation of additional roller shutter door to gable elevation



New windows and doors throughout



Full internal and external redecoration



LEDs throughout



Eaves height c. 6m



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ACCOMMODATION

The property provides the following approximate gross internal areas:

UNIT	SQ FT	SQ M
1	15,393	1,430

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BUSINESS RATES

The property has a Rateable Value of £127,000, from the 1st April 2026. Please contact the agents for rates payable information.

RENT

Available on request.

SERVICE CHARGE

Available on request.

EPC

EPC to be recommissioned after refurbishment.



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