



Unit 6 IO Centre, Moorend Farm Avenue, Bristol BS11 0QL

TO LET

Modern Industrial / Distribution Unit
with Secure Yard

**11,169 Sq Ft
(1,038 Sq M)**

DESCRIPTION

The property comprises a modern light industrial / distribution unit constructed in c. 2002 with a dedicated secure yard.

The unit is of steel portal frame construction with two full height roller shutter loading doors and integral two storey offices and welfare accommodation.

The minimum clear height is approx. 6.5m with a maximum height of approx. 8.5m to the ridge.

- ✓ Modern unit within premier distribution park
- ✓ Secure yard with palisade fence and depth of c. 23m.
- ✓ Two full height roller shutter loading doors
- ✓ Ancillary welfare accommodation and WCs
- ✓ First floor office approx. 593 sq ft
- ✓ Clear height c. 6.5m and max height to ridge c. 8.5m.



LOCATION

The IO Centre is situated within the established Cabot Park in close proximity to the A403 which links with junction 18/18A of the M5 2 miles to the south west and junction 22 of the M5 is c. 8.5 miles to the north.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	11,169	1,038

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

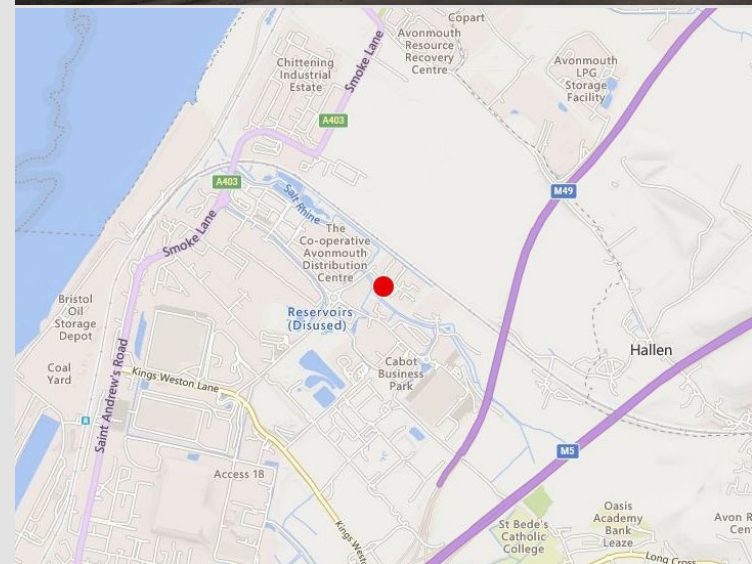
BUSINESS RATES

The property has a rateable value of £79,500. For further information please visit the Valuation Office Agency website.

TERMS

The property is available by way of an assignment of the existing lease expiring January 2029 or alternatively a new lease upon terms to be agreed.

EPC B-49



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Regulated by RICS 13-Mar-2025

VIEWING & FURTHER INFORMATION

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