



To Let

0.7 Acre Open Storage Yard and Warehouse Available in Prominent Industrial Location

- Secure Fenced Site
- Excellent Access to M5
- Clear HGV Access
- Low Site Coverage

Site 5B, Hydro Estate

St Andrews Road, Avonmouth, Bristol, BS11 9HW

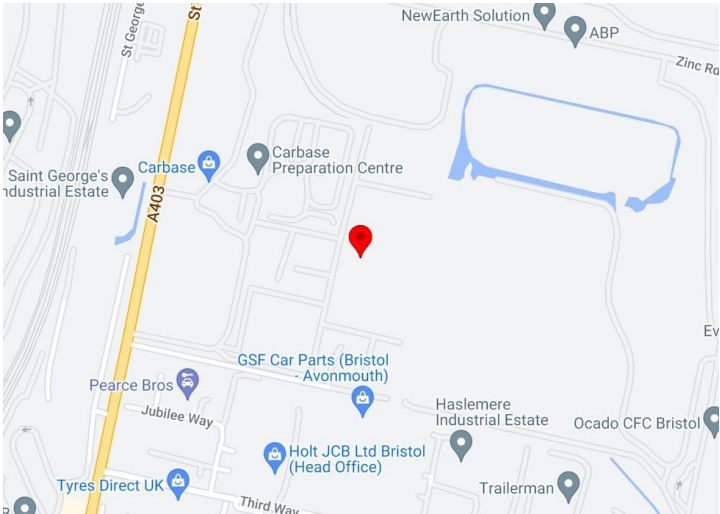
0.70 Acres

0.28 Hectares

Reference: #197476

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Summary

Available Size	0.70 Acres / 0.28 Hectares
Rent	£110,000 per acre All figures exclusive of VAT
EPC	Upon enquiry

Description

Self contained hard-standing yard with secure perimeter fencing and gates. There is a stand-alone warehouse on the site, providing office space amenities.

The surface comprises a mix of concrete, tarmac and hardcore.

All figures are exclusive of VAT.

Location

The yard is located in Avonmouth, with close proximity to the port and 9.2 miles west of Bristol. The plot has excellent connections to the M5, with junction 18 located just 1.2 miles away. Access is taken off St Andrews Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor - Yard	30,492	2,832.80	Available
Total	30,492	2,832.80	

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