



AVONBANK INDUSTRIAL ESTATE

TO LET

**INDUSTRIAL / WAREHOUSE UNITS
1,711 - 3,148 SQ FT (159 - 292 SQ M)**

West Town Lane, Avonmouth • BS11 9DE



* CGI for indicative purposes only

LOCATION

Avonbank Industrial Estate is located on West Town Road, immediately off the A4 Portway, which offers direct access to Junction 18 of the M5 and M49 link to South Wales. Bristol City Centre is approximately 8 miles to the south east. The M4/5 interchange is around 7 miles to the north east.



ACCOMMODATION

The property provides the following approximate gross internal floor areas:

UNIT	SQ FT	SQ M
1	2,052	190
3	1,937	180
7	3,148	292
9	3,078	286
24	1,711	159
25	1,963	182

DESCRIPTION

Industrial units are to be comprehensively refurbished, including the installation of a new profiled steel roof. Situated on a well-established industrial estate in Avonmouth, the units offer flexible sizes to suit various business needs.



BUSINESS RATES

Available on request.

SERVICE CHARGE

Available on request.

EPC

Available on request.

VIEWINGS

For further information or to arrange a viewing, please contact:



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