



ST ANDREWS TRADING ESTATE

TO LET
INDUSTRIAL / WAREHOUSE UNIT
4,831 SQ FT (448.82 SQ M)

Avonmouth, Bristol • BS11 9YE

UNIT 10



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.



CGI of proposed refurbishment specification

ACCOMMODATION

The property provides the following approximate gross internal areas:

UNIT	SQ FT	SQ M
10	4,831	448.82



DESCRIPTION

The property comprises a mid-terraced industrial/warehouse unit of concrete portal frame construction. The unit provides warehouse space and single-storey office.

The warehouse has a concrete floor, blockwork walls, roller shutter loading door and an eaves height of approx. 5.2m at its minimum (6 m to apex). The property also benefits from a kitchenette and W/C facilities. The property has gas, 3 phase power and mains water and sewerage connections.

Externally, the units have allocated parking and loading access to the front elevations.

BUSINESS RATES

The property has a Rateable Value of £35,250, from the 1st April 2023. Please contact the agents for rates payable information.

RENT

Available on request.

SERVICE CHARGE

Available on request.

EPC

EPC to be recommissioned after refurbishment.

VIEWINGS

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



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