



J.19 M5 – 0.5 MILES



M4/M5 INTERCHANGE – 8 MILES



BRISTOL CITY CENTRE – 9 MILES



November 2020

GORDANO19 GARANOR WAY
PORTBURY
BS20 7XE

LAST REMAINING UNIT
TO LET UNIT 14
5,907 SQ FT (548.86 SQM)

LOCATION

- ✓ Immediately adjacent to Junction 19 M5
- ✓ One mile from the Royal Portbury Docks
- ✓ Two miles from Portishead
- ✓ Eight miles from the M4/M5 Almondsbury Interchange
- ✓ Nine miles to Bristol city centre

DESCRIPTION

- ✓ Modern end of terrace light industrial unit
- ✓ Benefits from a shared secure yard
- ✓ Ideal for both distribution and port related occupiers
- ✓ Nearby occupiers include Bristol Port Company, Wincanton, Kerry Ingredients and Apetito



Unit 14 Internal - November 2020



UNIT 14 SPECIFICATION

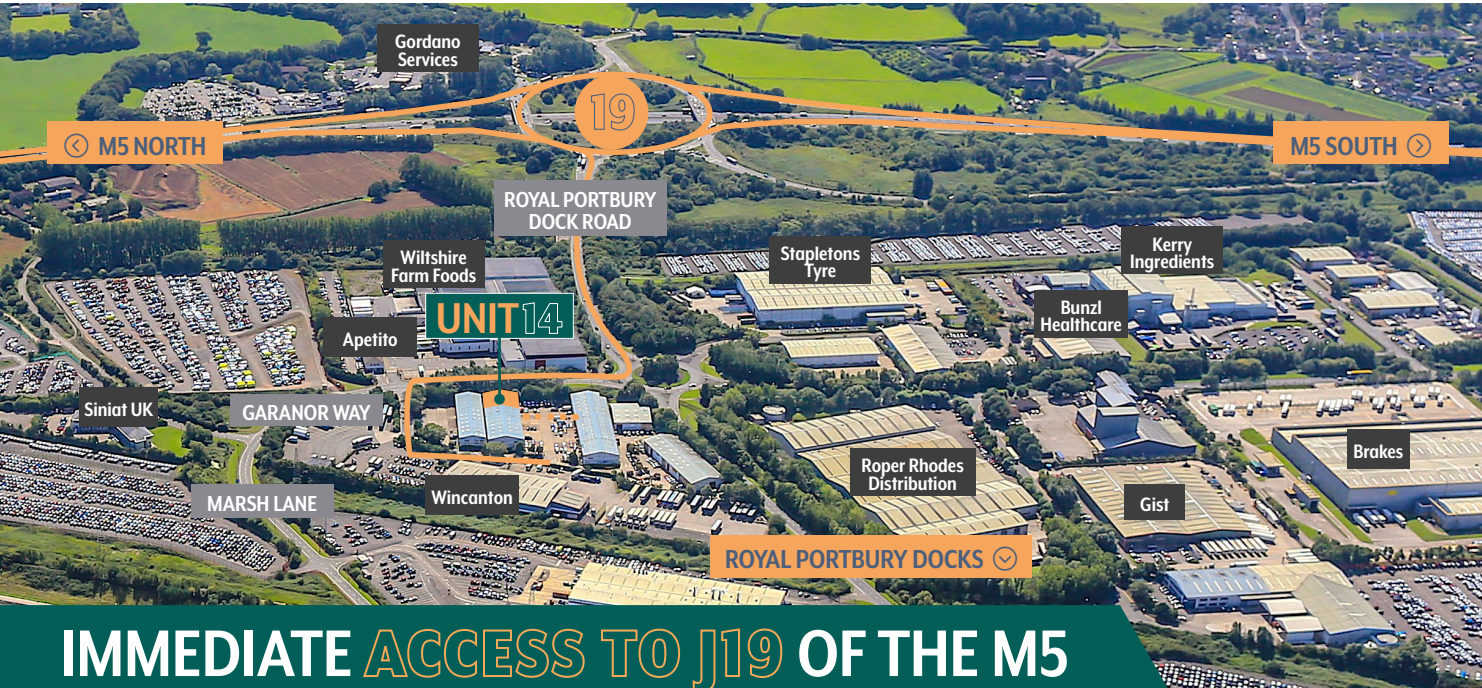
- ✓ Refurbished condition
- ✓ Steel portal frame construction
- ✓ Minimum eaves of 6m (20ft)
- ✓ Fully clad roof and elevations
- ✓ Access via electric loading door
- ✓ Office over two floors with suspended ceilings, double glazing, central heating, WCs and a kitchen area
- ✓ Allocated parking and loading areas

ACCOMMODATION

	SQ FT	SQ M
Warehouse	4,859	451.44
Ground Floor Offices	524	48.71
First Floor Offices	524	48.71
TOTAL (GIA)	5,907	548.86

SAT NAV: BS20 7XE

WHAT3WORDS:
///ULTRA.WRITING.SCALES



IMMEDIATE ACCESS TO J19 OF THE M5

SERVICES

We are advised that the property is connected to mains water, drainage and three phase electricity.

LEASE

The premises are available by way of a new fully repairing and insuring lease for a term of years to be agreed.

RENT

Upon application.

RATEABLE VALUE

Listed as warehouse and premises with a rateable value of £41,000 (April 2023).

EPC

C - 68.

LEGAL COSTS

Both parties are responsible for their own legal costs incurred.

VIEWINGS

For an appointment to view please contact the joint agents.



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