iBOX

ST ANDREWS TRADING ESTATE

TO LET

INDUSTRIAL / WAREHOUSE UNITS
FROM 4,739 - 14,291 SQ FT
(440 - 1,328 SQ M)

Avonmouth, Bristol • BS11 9YE

UNIT 5-7



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.



View on Google Maps



SPECIFICATION

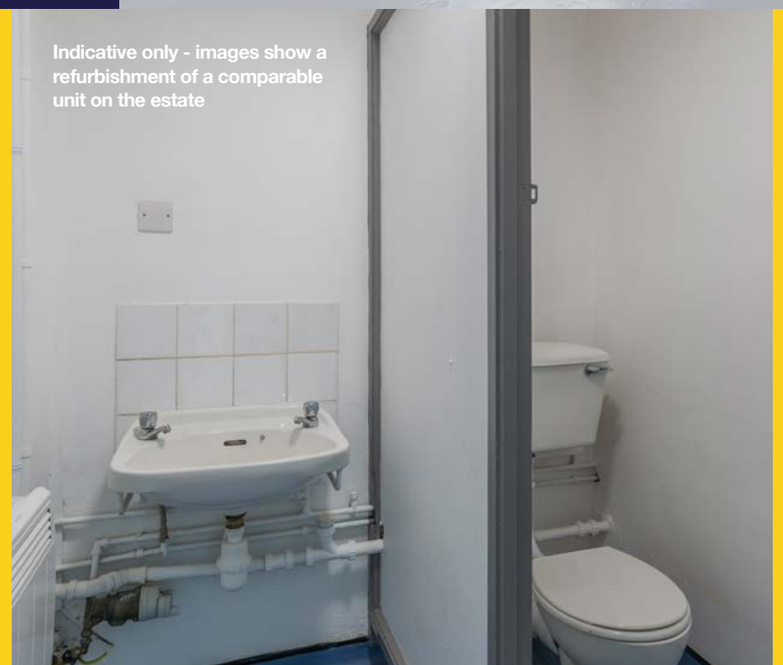
- Available individually or combined
- To be comprehensively refurbished
- Full internal and external redecoration
- Minimum eaves height of c.6m
- LED lighting throughout
- 1 electric loading door per unit
- Ancillary office accommodation and WCs
- Allocated parking



Indicative only - images show a refurbishment of a comparable unit on the estate



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ACCOMMODATION

The properties provides the following approximate gross internal areas:

UNIT	SQ FT	SQ M
5+6	9,552	887
7	4,739	440
Total	14,291	1,328

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* CGI for indicative purposes only

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iboxproperty.com

BUSINESS RATES
Available on request.

RENT
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SERVICE CHARGE
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EPC
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