

# TO LET

St Andrews Trading Estate  
Third Way  
Avonmouth  
Bristol  
BS11 9YE

Unit 7  
4,752 sq ft  
(441 sq m)

▶ Fully refurbished

▶ Light Industrial  
Unit/Warehouse

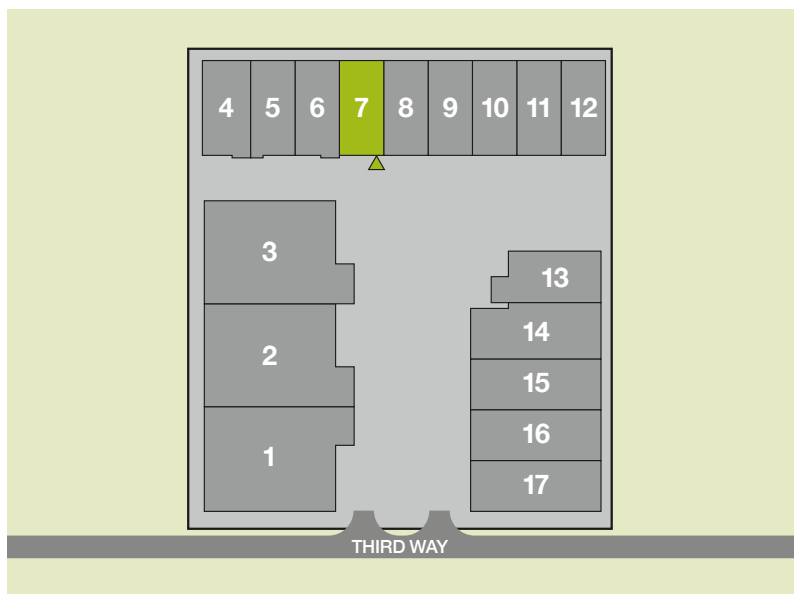
▶ Well-established location

▶ Good links to the  
national motorway network



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 2 miles from the M5 and M49 motorways.

Avonmouth is located 8 miles west of Bristol City Centre and is one of the most established industrial locations in the South West. The location also provides links to South Wales via the Severn Crossing and the M49 link road.



## DESCRIPTION

The property comprises a newly refurbished mid-terrace warehouse. Access is provided via an electric roller shutter loading door. Internally, there is one WC and a kitchenette with ground floor access and two small offices which are accessed via the warehouse.

Car parking is located to the front elevation of the property and communal parking is situated on the estate.

## SPECIFICATIONS

The property provides:-

- New electric roller shutter door
- Fully decorated warehouse
- Overclad roof
- 6.0 metre eaves
- New roof skylights
- Overhaul of WC, offices and amenities, including new carpeting and lighting
- New LED lighting

## ACCOMMODATION

We are advised that the property has been measured in accordance with the RICS Code of Measuring Practice with a Gross Internal Area of:

	Sq ft	Sq m
Warehouse	4,490	417.13
Ground Floor Office	262	24.35
<b>Total</b>	<b>4,752</b>	<b>441.48</b>

## TERMS

The property is available by way of a new lease on terms to be agreed.

## BUSINESS RATES

The property is currently listed as Warehouse and Premises by the VOA and has a Rateable Value of £20,750. For rates payable please contact the marketing agents.

## RENT

Upon application.

## EPC

Rated D (78).

## VIEWING

For further details or an appointment to view, please contact:



**Rhys Jones**  
rhys.jones@knightfrank.com  
**Russell Crofts**  
russell.crofts@knightfrank.com



**Henry De Teissier**  
henry.deteissier@eu.jll.com  
**Jordan Spear**  
jordan.spear@eu.jll.com