



To Let

End of terrace industrial/warehouse unit

- Available Now
- Established industrial & trade location
- Close to M5 J.18

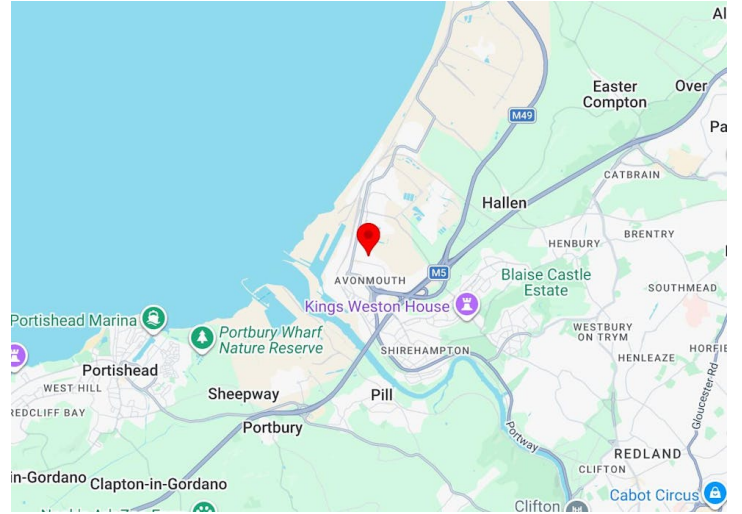
Unit 1

Unit 1 St Andrews Trading Estate, Avonmouth, BS11 9YE

Reference: #376456

Unit 1

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Description

The property comprises an end of terrace industrial/warehouse unit, constructed on a concrete portal frame.

The warehouse has a concrete floor, blockwork walls, single roller shutter loading door and an eaves height of approx 6 metres. There is additional ancillary office space, kitchenette and W/C facilities.

The unit benefits from gas, 3 phase power and mains water and sewerage connections.

Externally, the property has allocated parking and loading access to the front elevation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	16,981	1,577.59	Available
Total	16,981	1,577.59	

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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 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 motorway.

Sophie Parsons

07709 507300

Sophie.parsons@jll.com

Oliver Bird

07543 304942

Oliver.Bird@jll.com





