iBOX

ST ANDREWS TRADING ESTATE

TO LET

INDUSTRIAL / WAREHOUSE UNIT
15,393 SQ FT (1,430 SQ M)

Avonmouth, Bristol • BS11 9YE

UNIT 1



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

- Strip out of the former tenant's fitout
- Demolish offices to front elevations and create new office and WCs within the warehouse
- Installation of additional roller shutter door to gable elevation
- New windows and doors throughout
- Full internal and external redecoration
- LEDs throughout
- Eaves height c. 6m



* CGI for indicative purposes only





ACCOMMODATION

The property provides the following approximate gross internal areas:

UNIT	SQ FT	SQ M
1	15,393	1,430

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BUSINESS RATES

The property has a Rateable Value of £127,000, from the 1st April 2026. Please contact the agents for rates payable information.

RENT

Available on request.

SERVICE CHARGE

Available on request.

EPC

EPC to be recommissioned after refurbishment.

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