



## ST ANDREWS TRADING ESTATE

**TO LET**  
**INDUSTRIAL / WAREHOUSE UNIT**  
**4,831 SQ FT (448.82 SQ M)**

Avonmouth, Bristol • BS11 9YE

# UNIT 10



**TO BE REFURBISHED**  
**(AVAILABLE Q4 2025)**



## 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.



CGI of proposed refurbishment specification

## ACCOMMODATION

The property provides the following approximate gross internal areas:

UNIT	SQ FT	SQ M
10	4,831	448.82



## DESCRIPTION

The property comprises a mid-terraced industrial/warehouse unit of concrete portal frame construction. The unit provides warehouse space and single-storey office.

The warehouse has a concrete floor, blockwork walls, roller shutter loading door and an eaves height of approx. 5.2m at its minimum (6 m to apex). The property also benefits from a kitchenette and W/C facilities. The property has gas, 3 phase power and mains water and sewerage connections.

Externally, the units have allocated parking and loading access to the front elevations.

## BUSINESS RATES

The property has a Rateable Value of £35,250, from the 1st April 2023. Please contact the agents for rates payable information.

## RENT

Available on request.

## SERVICE CHARGE

Available on request.

## EPC

EPC to be recommissioned after refurbishment.

## VIEWINGS

For further information or to arrange a viewing, please contact:



**Ed Rohleder**  
07775 115 969  
ed.rohleder@knightfrank.com

**Thomas Park**  
07966 252 816  
thomas.park@knightfrank.com



**Chris Yates**  
07850 658 050  
chris.yates@jll.com

**Oliver Bird**  
07543 304 942  
oliver.bird@eu.jll.com

PROPERTY MISDESCRIPTIONS AT 1991 All Agents and for the vendors or lessors of this property whose agents they are, give notice that 1. These particulars are prepared for the guidance only of prospective purchasers or tenants. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in text, plans or photographs) is given in good faith, but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or tenant. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. September 2025