



Unit A Island Trade Park, Bristow Broadway, Bristol BS11 9FB

TO LET

Prominent Detached Trade Counter Unit

**4,216 Sq Ft
(392 Sq M)**

DESCRIPTION

The building consists of a steel portal frame building with part brick and part profile sheeting elevations. The entrance to the building benefits from a large amount of glazing creating a bright and inviting trade counter area. The property has a single roller shutter door to the side elevation allowing access directly into the warehouse. Externally the unit has parking for 19 vehicles.

- ✓ Visible from the M5
- ✓ Neighbouring occupiers include CEF and Brandon Hire
- ✓ Benefiting from 19 dedicated Car Parking Spaces
- ✓ Eaves Height of 7 metres
- ✓ Located less than 1 mile from J18 of the M5
- ✓ Approximately 8 miles from Bristol City Centre

LOCATION

The property is located adjacent to J18 of the M5 on Island Trade Estate, visible from the main arterial route into Avonmouth and Bristol Port. Island Trade Estate is accessed from the A4/Bristow Broadway, with two entrance roads onto the estate. The unit is located among other trade counter occupiers including Brandon Hire and City Electrical Factors (CEF).

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	4,216	392
Total	4,216	392

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

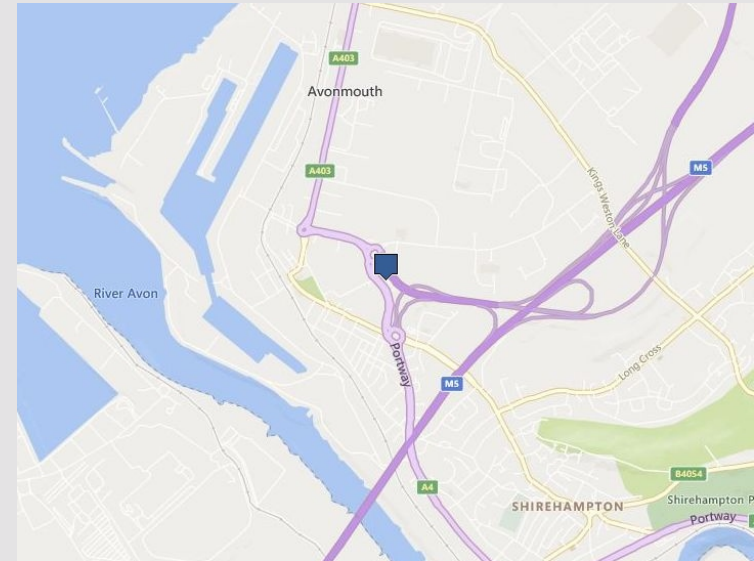
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available by way of a new full repairing and insuring lease. Rent on application.

EPC D87



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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