

To Let

Industrial/Logistics 1,905 sq ft GIA

Unit 17, Avonbank Industrial Estate, West Town Road, Avonmouth, Bristol, BS11 9DE



Summary

- Industrial Warehouse To Let
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 1,905 sq ft GIA
- Rent: Available on Request

Highlights

- Excellent Communication Links
- Direct Access to Junction 18 of the M5
- Well Established Location

Location

Avonbank Industrial Estate is located just off the A4 Portway, offering direct access to Junction 18 of the M5 motorway and the M49 providing a link to Wales.

Avonmouth is located 8 miles West of Bristol City Centre and is one of the best established industrial locations in the South West.

Description

Unit 17 is a mid-terrace warehouse of steel portal frame with cavity walls of brick /block work construction and profiled steel cladding above. Internally the unit comprises a pitched insulated roof with translucent roof lights. The warehouse space benefits from a manual roller shutter door and an eaves height of 4.17m. The warehouse also comprises an extensive mezzanine.

In addition, the unit provides high specification ancillary office accommodation with separate meeting room, WC / shower and kitchen facilities. Externally the property has 5 allocated parking spaces to the front of the property.

Specification

- Manual roller shutter door
- High spec ancillary office accommodation
- 4.17m eaves
- WC / Shower facilities
- Kitchen
- Allocated car parking

Terms

The property is available by way of assignment of the existing lease expiring in 2019. A longer term may be available subject to negotiation.

Viewings

By appointment through the sole agents.

Energy Performance Rating

This property has been graded as 52(C).

Rent

Available on Request

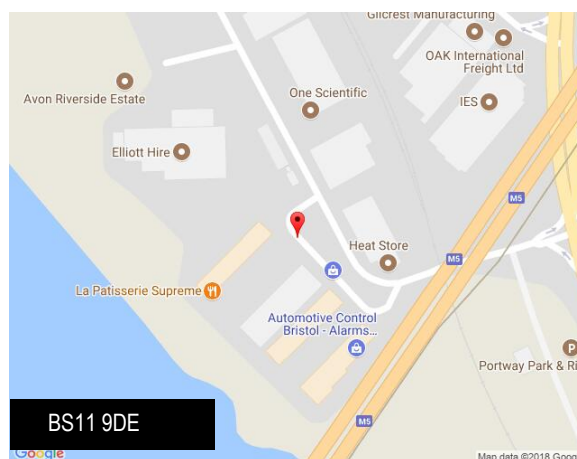
Business Rates

Rates Payable: £6,174.50 per annum

(based upon Rateable Value: £13,250 and UBR: 46.6p)

Service Charge

Available on Request



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

Henry De Teissier

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e: Henry.DeTeissier@eu.jll.com

Hannah Eshelby

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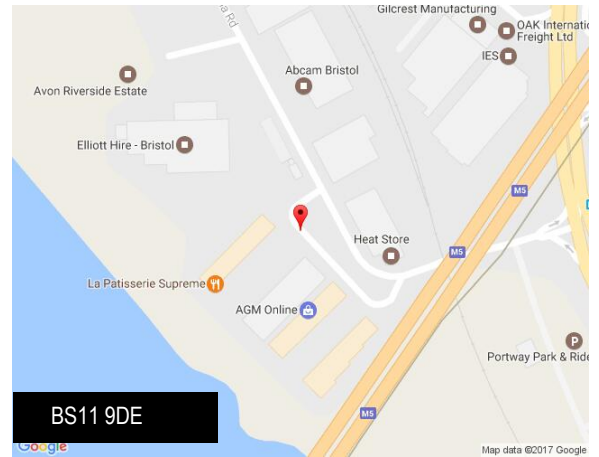
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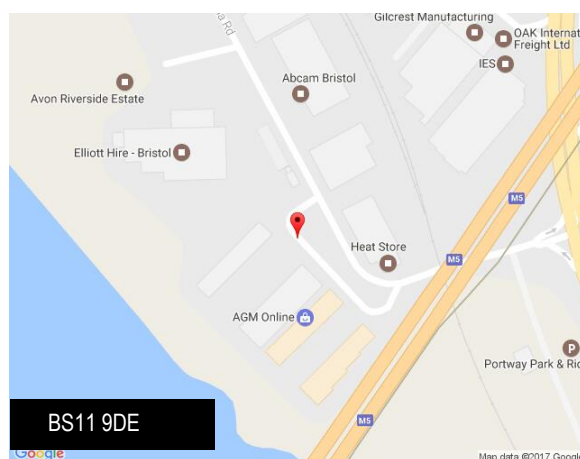
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Draft valuation for April 2017 Listing £13,250

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