

To Let

Industrial/Logistics 14,133 sq ft

Unit 202A Burcott Road, Severnside Trading Estate, Avonmouth, BS11 8AP



Summary

- Industrial / Warehouse Unit
- Property Type: Industrial/Logistics
- Tenure: To Let
- Size: 14,133 sq ft
- Rent: Available on request.

Highlights

- Close proximity to J18 of the M5 Motorway
- Self-Contained Yard
- Generous Car Parking

Location

The property is located on the Severnside Trading Estate on Burcott Road, just off the A403 1.3 miles from Junction 18 of the M5 and 6 miles west of Bristol City Centre.

Specification

The property was constructed in the late 1970's and forms part of a terrace of five units with an end terrace position and a secure yard to the side and front elevations. The building is of concrete portal frame construction with a lined corrugated asbestos clad roof and concrete floor. Elevations consist of coated profile steel sheeting with cavity brick / blockwork wall below. There are two self-contained two storey office pods providing office accommodation together with toilets, wash facilities and a staff room with kitchenette. Access to the warehouse is via five roller shutter loading doors, one in the front elevation and four in the side elevation. The internal clear height is 4.6 metres (15ft 1).

Terms

The accommodation is available by way of an assignment of the existing lease or sublease expiring April 2024.

Viewings

Strictly by prior appointment through the joint agents.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) on a Gross Internal Area basis.

Unit	sq ft	sq m
Warehouse	12,507	1,161
Office Accommodation	1,626	151
Total	14,133	1,312

Legal Costs

All parties will bear their own legal costs incurred in the completion of the new lease.

Planning

We understand that the unit benefits from B8 (storage and Distribution) subject to gaining any necessary planning consent.

VAT

All figures quoted are exclusive of VAT where applicable.

Energy Performance Rating

This property has been graded as 103 (E).

Rent

Available on request.

Business Rates

£22,489.25 per annum (based on a Rateable Value of £45,250).

Service Charge

Available on request.



Viewing & Further Information

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

Contacts

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