

# TO LET

St Andrews Trading Estate  
Third Way  
Avonmouth  
Bristol  
BS11 9YE

Unit 4  
4,813 sq ft  
(447.12 sq m)

- ▶ Light Industrial Unit/Warehouse
- ▶ Refurbishment of warehouse being carried out
- ▶ Well-established location
- ▶ Good links to the national motorway network

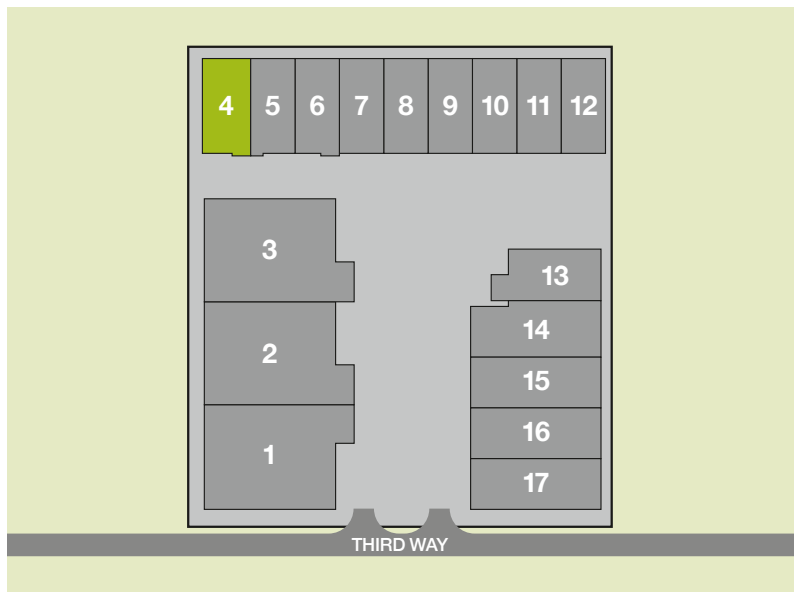


The property is situated on St Andrews Trading Estate; a popular trading estate in close proximity to Junction 18 of the M5 motorway. The estate has a prominent position fronting Third Way and is less than 2 miles from the M5 and M49 motorways.

Avonmouth is located 8 miles west of Bristol City Centre and is one of the most established industrial locations in the South West. The location also provides links to South Wales via the Severn Crossing and the M49 link road.



Typical internal (January 15)



## DESCRIPTION

The property comprises an end of terrace warehouse with access granted via an electric roller shutter door. Internally there are two WCs at ground floor level. A pedestrian entrance is located to the front elevation. Subject to terms, the Landlord would consider erecting a palisade fence to provide a secure yard area for the unit.

Car parking is located to the front elevation of the property and communal parking is situated on the estate.

## SPECIFICATIONS

- New up and over doors
- Overclad roof
- New roof skylights
- Fully decorated warehouse
- 6.0 metre eaves
- Refurbishment of offices, including new carpeting and lighting

## ACCOMMODATION

We are advised that the property has been measured in accordance with the RICS Code of Measuring Practice with a Gross Internal Area of:

	Sq ft	Sq m
<b>Total</b>	<b>4,813</b>	<b>447.12</b>

## TERMS

The property is available by way of a new lease on terms to be agreed.

## BUSINESS RATES

The property is currently listed as Warehouse and Premises by the VOA and has a Rateable Value of £20,500. This will remain for the 2017 revaluation. For rates payable please contact the marketing agents.

## RENT

Upon application.

## EPC

To be provided post refurbishment.

## VIEWING

For further details or an appointment to view, please contact:



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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.  
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