

# TO LET

St Andrews Trading Estate  
Third Way  
Avonmouth  
Bristol  
BS11 9YE

Unit 13  
From 6,097 sq ft  
(556.6 sq m)

- ▶ Light Industrial Unit/Warehouse
- ▶ Secure Yard
- ▶ Well-established location
- ▶ Good links to the national motorway network
- ▶ Refurbishment to be undertaken by the Landlord

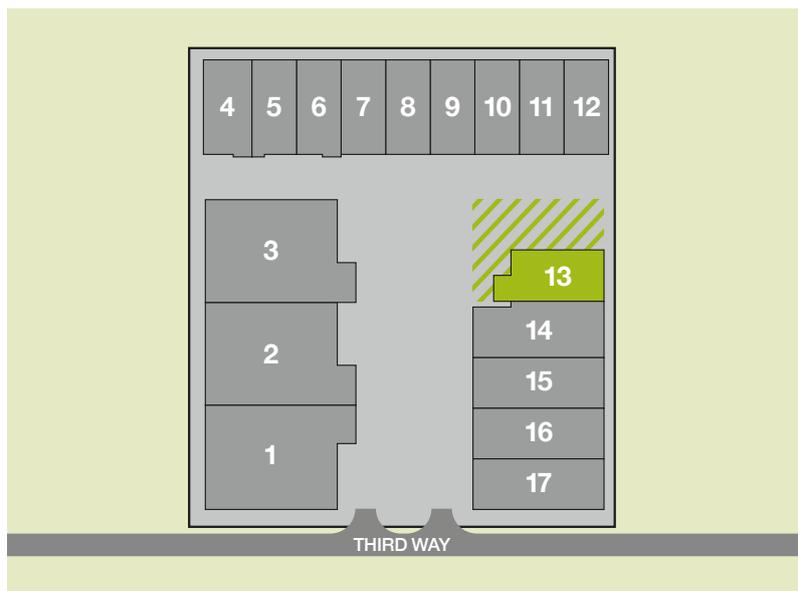


The property is situated on St Andrews Trading Estate; a popular trading estate in close proximity to Junction 18 of the M5 motorway. The estate has a prominent position fronting Third Way and is less than 2 miles from the M5 and M49 motorways.

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 (June 2017)



## DESCRIPTION

The property comprises a detached warehouse with a secure yard to the side elevation. Access is granted via two shutter doors, one of which leads onto the secure yard. The yard is secured via a palisade fence with access gained via two swinging gates. Internally the warehouse provides clear open plan space with LED lights. Offices are located on the ground floor to the front elevation and again offer an open plan space. WCs are accessed via the offices and warehouse. The landlord is to undertake a full refurbishment of the property.

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

## SPECIFICATIONS

- Secure yard
- Demised car parking
- Two roller shutter doors
- Over clad roof
- Refurbishment of property to be undertaken by the Landlord
- LED Lighting
- 6.4 meter to eaves

## 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
Warehouse	5,572	517.72
Ground Floor Office	525	48.85
<b>Total</b>	<b>6,097</b>	<b>566.57</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 £34,750. For rates payable please contact the marketing agents.

## RENT

Upon application.

## EPC

A new EPC is to be commissioned 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.  
KF/JLL/WGH Hollister HD2077 06/17