

TO LET

St Andrews Trading Estate
Third Way
Avonmouth
Bristol
BS11 9YE

Unit 7
4,752 sq ft
(441 sq m)

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

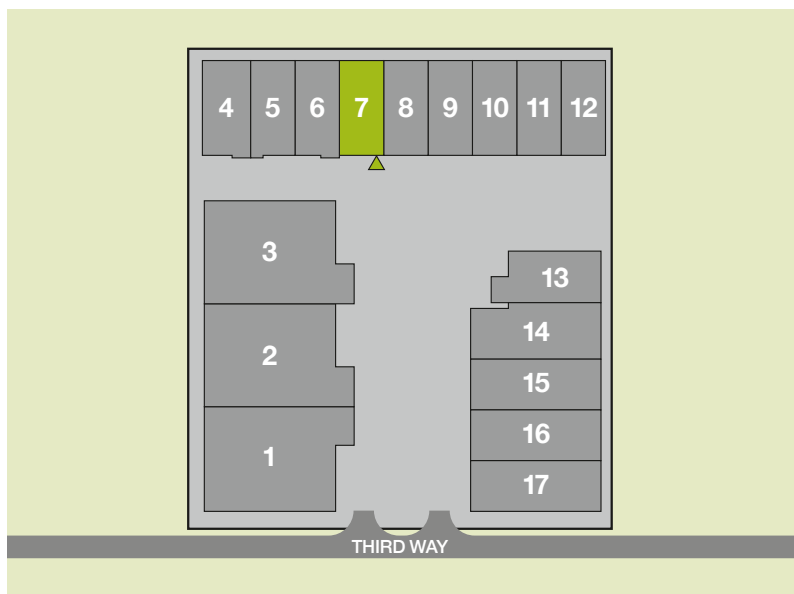


The property is situated on St Andrews Trading Estate; a popular trading estate in close proximity to Junction 18 of the M5 motorway. The estate has a prominent position fronting Third Way and is less than 2 miles from the M5 and M49 motorways.

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



DESCRIPTION

The property comprises a mid-terrace warehouse. Access will be provided via an electric up and over loading door. Internally, there is one WC and a kitchenette and both are accessed via a ground floor pedestrian entrance. Two small offices are accessed via the warehouse.

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

SPECIFICATIONS

Post refurbishment the property will provide:-

- New electric roller shutter door
- Overclad roof
- New roof skylights
- Fully decorated warehouse
- 6.0 metre eaves
- Overhaul of WC and kitchenette facilities, 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
Warehouse	4,490	417.13
Ground Floor Office	262	24.35
Total	4,752	441.48

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 £20,750. For rates payable please contact the marketing agents.

RENT

Upon application.

EPC

E (114). A new assessment will be carried out 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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