

# Severnside Trading Estate, Burcott Road

#### Burcott Road Avonmouth BS11 8AF





## Description

A detached warehouse/industrial building with a large secure yard and two storey office accommodation. The building is of steel portal frame construction with brick and clad elevations arranged beneath a modern pitched roof incorporating 10% roof lights. The building benefits from three level access loading doors, a clear internal eaves height of 6.1 metres. The office accommodation is arranged over two floors with kitchenette and WC facilities. Externally there is a large secure yard and separate allocated car parking on a site of approximately 1.09 acres.

#### Location

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The property is located on Burcott Road, just off the A403 St Andrew's Road, the main arterial route providing access to the M5 motorway at Junction 18. Burcott Road is situated in the heart of Avonmouth giving access the M4, M5 and South Wales via the new junction of the M49 link road.

#### **EPC**

EPC is available upon request.

## **VAT**

VAT will be payable where applicable.

#### **Terms**

Available on new full repairing and insuring leases.

### **Legal Costs**

All parties will be responsible for their own legal costs incurred in the transaction.

# Viewing / Further Information

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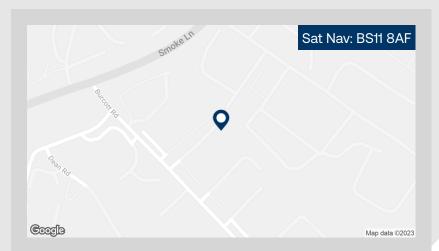
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 110	Warehouse	28,657	2,662.3	Immediately
Total		28,657	2,662.3	

