

PARALLEL 49

BOSCOMBE
BUSINESS PARK
AVONMOUTH
BS10 7SB

PHASE 2

UNIT B

WAREHOUSE / DISTRIBUTION PRE-LET OPPORTUNITY

APPROX. 35,127 SQ FT (3,263.4 SQ M)

BUILDING DELIVERY IN 30 WEEKS FROM EXCHANGE OF CONTRACTS



PRINCE OF WALES BRIDGE

J1 M49 OPENING SOON

M49

D2 UNDER OFFER

D1 LET TO FALCON TIMBER

D3 PRE-LET TO KELLING

UNIT B
WHAT 3 WORDS:
///DASH.SCAN.NOTE

UNIT B



TO LET WAREHOUSE / DISTRIBUTION UNIT

UNIT B ACCOMMODATION (APPROX.)	SQ FT	SQ M
GROUND FLOOR WAREHOUSE & RECEPTION	33,377	3,100.8
FIRST FLOOR OFFICES	1,750	162.6
TOTAL	35,127	3,263.4



10M EAVES HEIGHT



LARGE KVA SUPPLY - 300 KVA



50 KN/M2 FLOOR LOADING



ELECTRIC LEVEL LOADING DOORS



35 PARKING SPACES



40M YARD



2 EV BAYS (PLUS FUTURE PROVISION DUCTING)



6 COVERED CYCLE SPACES

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- | | | | | |
|---|---|----|---------|----|
| 1 | 5 | 9 | 13 next | 17 |
| 2 | 6 | 10 | 14 | 18 |
| 3 | 7 | 11 | 15 | 19 |
| 4 | 8 | 12 | 16 | 20 |



3.5 MILES FROM J18/18A M5

6 MILES TO BRISTOL CITY CENTRE

ESTABLISHED INDUSTRIAL / DISTRIBUTION LOCATION

PROMINENT SITE FRONTING M49

WITHIN CLOSE PROXIMITY OF JUNCTION 1 M49

SEVERN ROAD (B4055) LINKS AVONMOUTH TO BRISTOL

TENURE

Unit B is available by way of a new FRI lease for a term in excess of 10 years.

PLANNING

New unit will have consent for all employment uses. Contact agents for further information.

SERVICE CHARGE

Occupiers will be required to contribute a service charge for the upkeep of the common areas. Contact the agents for further information.

ENERGY PERFORMANCE CERTIFICATE

Unit B will have an energy performance certificate targeting A (22).

VAT

All figures are exclusive of VAT if applicable.

VIEWINGS / ENQUIRIES

For further information or to arrange a viewing, please contact:

MAINS SERVICES

The unit will have the benefit of mains drainage; water; BT fibre and 3-phase electricity.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, Knight Frank / RPC will require any tenant / purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

RATEABLE VALUE

The building has not been assessed. Please contact agents for likely rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs.



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