

**TO LET:** Subject to refurbishment



Unit 6 Dean Road Trading Estate, Avonmouth, Bristol, BS11 8AT.

Detached Industrial Unit— 18,898 sq ft (1,755.50 sq m).



## Property Features.

- Extensive yard and Car Parking
- 4 dock access loading door
- 24 hour site security/ CCTV
- 6.1m minimum eaves

## Location.

Dean Road Trading Estate is a prime location for hauliers and related trades who require good access to the motorway network. It is located in the heart of Avonmouth's industrial area.

Bristol benefits from excellent road links being situated close to the intersection of the M4, M5 and M49 motorways. The M5 links the city to Exeter and Cornwall and Birmingham to the north. The M4 links Cardiff to the west and London to the east. The M49 joins the M5 at Junction 18 and provides a link to the M4 at Junction 22. Bristol also benefits from excellent rail, sea and air transportation links.

## Description.

Dean Road Trading Estate comprises a large, secure industrial estate comprising of 9 units arranged in 2 terraces.

Unit 6 is a detached unit of steel portal frame construction with clad elevations under a pitched roof. The property is configured as an open plan warehouse with an external modular office to the front elevation. Previously the property was used as a cold store. The property benefits from a minimum eaves height of 6.1m (9.51m to pitch) Externally, the property currently benefits from a sizeable concrete yard. Loading is via four electrically operated dock level loading doors to the front elevation. The property also benefits from a forklift loading ramp areas to the side elevation.

## Accommodation.

	Sq ft	Sq m
Warehouse	18,624	1,730
Office	274	25.5
<b>Total</b>	<b>18,898</b>	<b>1,755.5</b>

All areas are approximate gross internal.

## EPC.

Currently band C (54), subject to change post refurbishment.

## VAT.

All pricing is subject to VAT.

## Terms.

Upon application.

## Legal Costs.

Each party to bear their own legal costs.

## Rates.

The rateable value of the property is £89,000. Please contact the agents for rates payable information.



# Contact.

For further information, or to arrange a viewing, please contact the sole agents.



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