

TO LET.



Unit 9 Avon Riverside, Victoria Road, Avonmouth, Bristol, BS11 9DB.

End Terrace Warehouse / Industrial Unit 4,758 sq ft (442.29 sq m).



Property Features.

- Large forecourt loading area
- 6 Allocated car parking spaces
- Level access loading door
- 5.8 metre internal eaves

Location.

The property is located on Avon Riverside Industrial Estate, approximately one mile from junction 18 of the M5 motorway via the A4 Portway. This provides excellent access to Bristol City Centre and the national motorway network with the M4 and M5 interchange at Almondsbury approximately six miles to the north.

EPC.

TBC – subject to refurbishment

VAT.

All pricing is subject to VAT where applicable.

Terms.

Upon application.

Legal Costs.

Each party to bear their own legal costs.



Description.

The property comprises a warehouse/industrial unit of steel portal frame construction with an internal eaves height of 5.8 metres. The offices are fitted with suspended ceilings, inset lighting, double glazing and are carpeted throughout. There are kitchenette and WC facilities located within the office accommodation. The unit has level access loading and 6 allocated parking spaces within the forecourt loading area.

Accommodation.

	Sq ft	Sq m
Warehouse	3,762	349.59
Ground Floor Offices	498	46.35
Mezzanine	498	46.35
TOTAL	4,758	442.29

All areas are approximate gross internal.

Rates.

The rateable value of the property is £35,250. 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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Particulars dated February 2024. Photographs and videos dated July 2022.

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