



Quoting Rent:

£20,000  
per annum  
exclusive of VAT

**The Property:**

The premises comprises a mid-terraced light industrial unit that provides the following approximate Gross Internal Floor Area:

**TOTAL**

1,925 sq ft  
(178,83) sq m

## Unit 10 Avon Business Park, Lodge Causeway, Bristol, BS16 3JP

Central Bristol location. Well-established industrial estate. Good transport links.

### Highlights

- Open Plan Warehouse
- Fitted Office Accommodation
- Allocated Car Parking
- Established Industrial Location
- Excellent Links to Bristol City Centre

# The Location

## Nearby Neighbors

- Travis Perkins
- Mr Clutch Autocentres
- Graphic Packaging
- LivGreen

## Connectivity

Junction 2 of M32  
1.0 mile

Bristol City Centre  
3.0 miles

Junction 19 of M4  
4.7 miles

# Accommodation

Unit	Size (SQ FT)	Availability
10	1,925	Available

# Description

Unit 10 comprises a mid-terraced unit that has been built around a steel portal frame with brick and clad elevations.

The property benefits from warehouse space at ground floor level with additional fitted offices at first floor. The property benefits from a single surface level roller shutter door that provides immediate access from the loading forecourt into the warehouse.

There are a number of WCs and an historic gantry crane fitted within the warehouse.

Externally, there is a bank of car parking spaces that have been numbered and allocated to the unit as well a small loading area at the front elevation.

# Tenure

The unit is available by way of a new full repairing and insuring lease.

# VAT

All costs are subject to VAT where applicable.

# Rent

£20,000 per annum exclusive of VAT.

# Legal Costs

Each party to bear their own legal and surveyor costs incurred in the transaction.

# Energy Performance Certificate

E - 107.



## Contacts

Tom Watkins  
Director  
+44 7917 093167  
Tom.watkins@colliers.com

Alex Van Den Bogerd  
Senior Surveyor  
+44 7902 702882  
Alex.vandenbogerd@colliers.com

Colliers  
10 Templeback  
Bristol  
BS1 6FL  
+44 117 917 2000

Colliers.com

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Tom Watkins  
Director  
+44 7917 093167  
[Tom.watkins@colliers.com](mailto:Tom.watkins@colliers.com)

Alex Van Den Bogerd  
Senior Surveyor  
+44 7902 702882  
[Alex.vandenbogerd@colliers.com](mailto:Alex.vandenbogerd@colliers.com)

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