

# UNIT D

Nova Distribution Centre, Avonmouth, Bristol, BS11 9DJ



## Key Highlights

- 41,612 sq ft
- Excellent road links J.18 of the M5 and A4 Portway
- 8 Electric roller shutter doors with covered loading area
- Building repair works recently undertaken
- End of terrace industrial unit with secure yard and barrier system
- Two storey office accommodation WCs and canteen
- Three phase electricity & CCTV systems

## Location

Unit D, is located in Avonmouth, the principle industrial distribution location of the South West. Bristol City Centre is located approx. 8 miles from Avonmouth via the Portway (A4). There is also excellent access to the M5 via J18 subsequently providing fast access to the M4.

## Description

The property comprises an end of terrace unit, concrete frame with brickwork elevations. There are eight electric roller shutter doors with a covered loading area at the side of the unit. The site is secured with a barrier entry point and gated yard provided good parking.

Internally, the warehouse benefits from LED lighting and gas blower heaters. The property also has two storey office accommodation alongside WCs and a canteen on the first floor.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse	39,108	3,633.25
Unit - First Floor Offices	1,252	116.31
Unit - Ground Floor Offices	1,252	116.31
<b>Total</b>	<b>41,612</b>	<b>3,865.87</b>

## Terms

The property is available by way of sublease or assignment of an existing lease expiring 28th July 2025. The existing lease is contracted within the Landlord and Tenant Act 1954. The passing rent is £208,880 per annum, exclusive - £5 per sq ft

## Business Rates

Rateable value is £201,000.

## EPC

This property has an energy performance rating of D90. The full certificate can be provided on request.

## Legal Costs

Each party will be responsible for their own legal and professional costs incurred on any transaction.

## Viewings

Please contact sole agents, Savills

## Contact

### Jack Davies

0117 910 2208

07901 853503

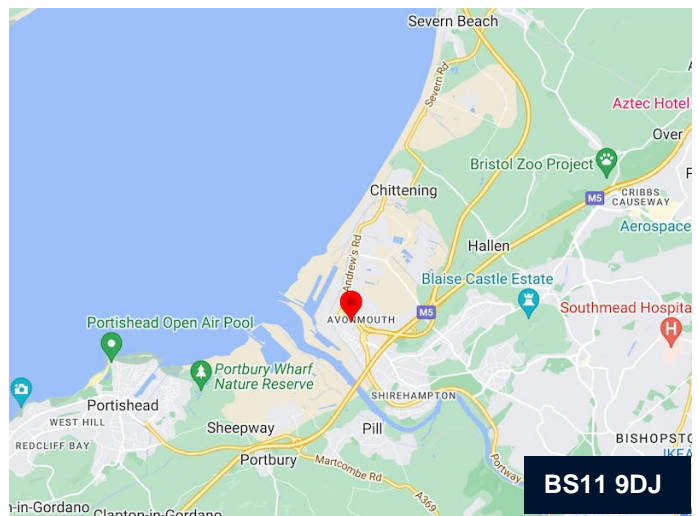
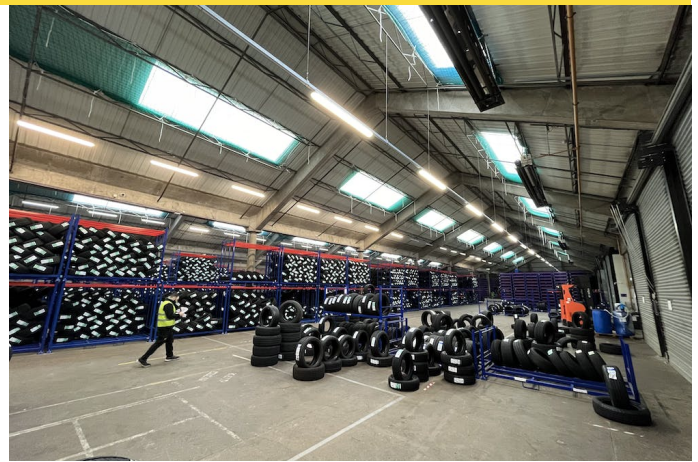
jack.davies@savills.com

### Niamh O'Donnell

01179102211

07977567297

Niamh.odonnell@savills.com



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