



TO LET

Industrial / Warehouse Unit

6,014 sq.ft (559 sq.m)

Unit 10, Avon Riverside Estate, Avonmouth, Bristol, BS11 9DB

- Popular Trade Counter/ Industrial Location
- 7 miles from Bristol City Centre
- Ample Parking Spaces

LCP.

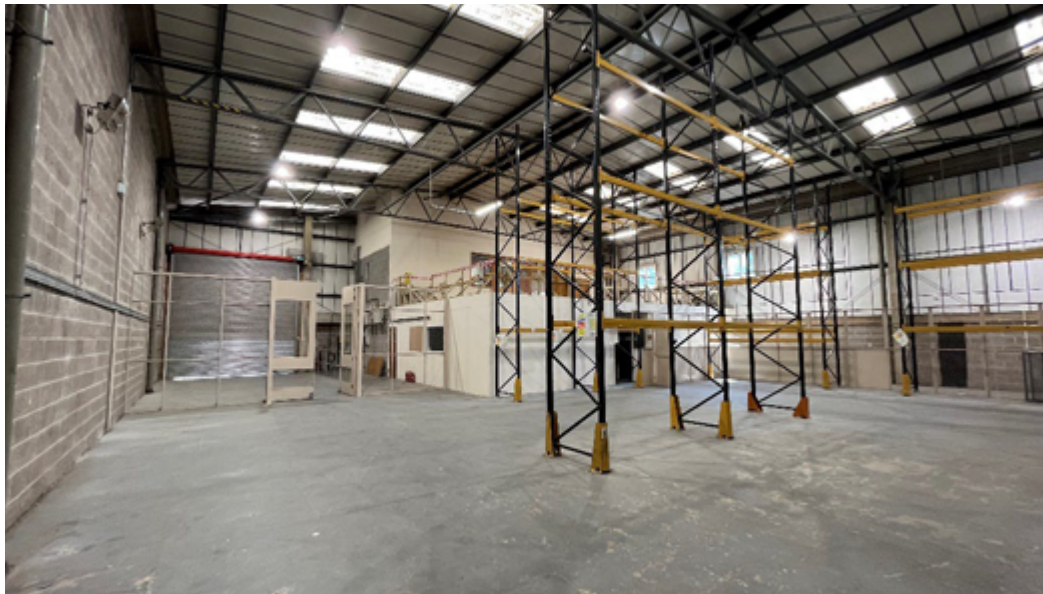
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Areas (Approx. Gross Internal)

Warehouse	4,638 sq.ft	(431 sq.m)
Ground Floor Offices	688 sq.ft	(64 sq.m)
First Floor Offices	688 sq.ft	(64 sq.m)
Total	6,014 sq.ft	(559 sq.m)

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 5 allocated parking spaces within the forecourt loading area.

Rent

£69,161 per annum.

Business Rates

Rateable Value £43,000.

All parties to make their own enquiries with Bristol City Council

Service Charge

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

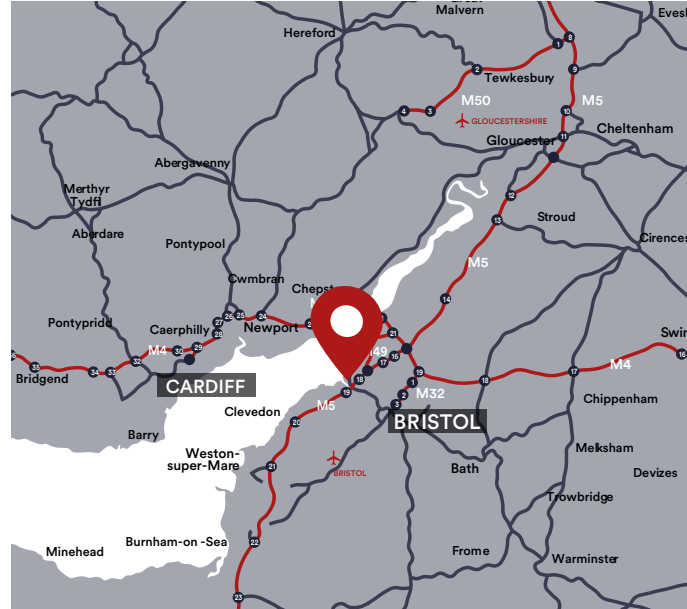
Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - BS11 9DB

This trading estate, conveniently located at J18 of the M5 motorway, is a prime business location with excellent access to the South West, South Wales, and Bristol city centre, just 7 miles away via the A4 portway.

The estate offers ample parking, secure yards, and a variety of unit sizes, catering to businesses from start-ups to established corporations. Its strategic position and comprehensive amenities make it an ideal choice for businesses seeking a foothold in the South West.

Viewing

Strictly via prior appointment with the appointed agent



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