

# HASLEMERE

## INDUSTRIAL ESTATE

THIRD WAY | AVONMOUTH | BS11 9TP

WAREHOUSE / INDUSTRIAL / OFFICE SPACE  
TO LET FROM 5,000 - 20,000 SQ FT

IN CLOSE PROXIMITY TO JUNCTION 18/18A OF THE M5



PRIME LOGISTICS /  
DISTRIBUTION LOCATION



FAST ACCESS TO THE  
M5 MOTORWAY



CLOSE PROXIMITY TO  
AVONMOUTH DOCKS

# KEY FEATURES



Prime logistics / distribution location



Within established Avonmouth Trading Estate



Fast access to the M5 motorway



M5 motorway connects to M4 and M49 motorways



Close proximity to Avonmouth Docks



Warehouse / Industrial / Office accommodation available



6.00 to 6.50m eaves heights



Various unit / size combinations possible

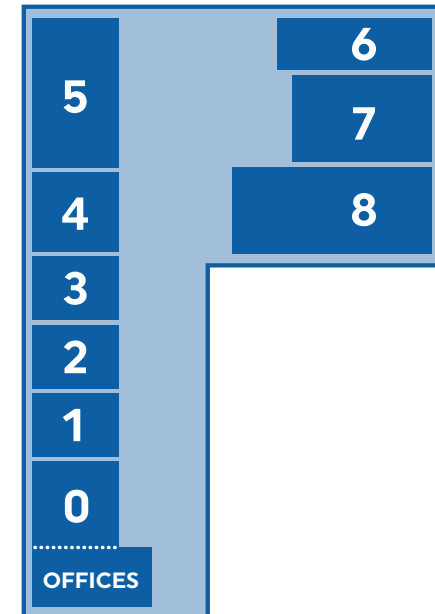


Flexible lease terms

# AVAILABILITY

UNIT NO.	WAREHOUSE	OFFICES	TOTAL GIA	AVAILABILITY	EPC RATING
<b>Unit 6</b>	7,322 sq ft (680.25 sq m)	810 sq ft (75.25 sq m)	8,132 sq ft (755.50 sq m)	Immediately Available	C - 68
<b>Unit 8</b>	13,385 sq ft (1,243.55 sq m)	949 sq ft (88.17 sq m)	14,334 sq ft (1,331.72 sq m)	Immediately Available	D - 86

All units have been measured on a Gross Internal Area (GIA) basis, in accordance with the RICS Code of Measuring Practice (6th edition).



**THIRD WAY**

Typical Interior

# LOCATION

- Situated on Third Way, Avonmouth
- Within established Avonmouth Trading Estate
- Close proximity to J18 / J18A of the M5 motorway
- Access via Avonmouth Way or A403 St Andrew's Road
- M5 motorway connects to M4 and M49 motorways
- Avonmouth Docks – 0.5 miles (0.80 km)
- Bristol City Centre – 7 miles (11.26 km)

# DESCRIPTION

- Steel portal frame construction with brick / steel clad elevations
- 6.00 to 6.50m eaves heights and translucent roof panels
- Concrete floor and block walls
- Roller shutter vehicular loading doors
- Mains services including water, drainage and electricity
- Concrete loading apron and allocated car parking

## PLANNING

The units would be suitable for Class B1 (Office & Light Industrial), Class B2 (General Industrial), or Class B8 (Storage & Distribution) subject to any necessary consents. Interested parties are advised to make their own enquiries with Bristol City Council (0117 922 2000).

## BUSINESS RATES

Interested parties are advised to make their own enquiries via [www.voa.gov.uk](http://www.voa.gov.uk) and Bristol City Council (0117 922 2000).

## ESTATE SERVICE CHARGE

An Estate Service Charge will be payable, towards the management and maintenance of the common parts of the estate.

## FOR FURTHER INFORMATION

Please contact the joint agents:

**CBRE**

+44 (0)117 943 5757

[www.cbre.co.uk](http://www.cbre.co.uk)

**Philip Cranstone**

07717 587 726

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## TENURE

The units are available by way of new Full Repairing and Insuring (FRI) leases, for a term of years to be agreed, subject to status.

## RENT

Upon application.

## VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

## LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

## ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

**PRIME  
LOGISTICS /  
DISTRIBUTION  
LOCATION**

**FAST  
ACCESS TO  
THE M5  
MOTORWAY**

**CLOSE  
PROXIMITY TO  
AVONMOUTH  
DOCKS**

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## SAT NAV: BS11 9TP

