



**545.24 sq m (5,869 sq ft)**

## **Property Highlights**

- **To be Fully Refurbished (to include a new roof)**
- **End of Terrace Warehouse**
- **Fronting Feeder Road**
- **6m Minimum Eaves**
- **1 Level Access Roller Shutter Doors**
- **Fitted Office Accommodation**
- **Allocated Car Parking**
- **Available Q3 2024.**

For more information, please contact:

**Henry De Teissier**  
+44(0) 786 082 1345  
[henry.deteissier@cushwake.com](mailto:henry.deteissier@cushwake.com)

**Aric Asbridge**  
+44(0) 782 735 6012  
[aric.asbridge@cushwake.com](mailto:aric.asbridge@cushwake.com)

**Or our joint agents, Colliers:**  
Tom Watkins on +44(0) 791 709 3167  
Alex Van Den Bogerd on +44(0) 790 270 2882

South West & Wales

Pivot+Mark, 48-52 Baldwin Street,  
Bristol, BS1 1QB

[cushmanwakefield.com](http://cushmanwakefield.com)

# TO LET – WAREHOUSE UNIT

## Unit 12 Avonside Industrial Park

Feeder Road, Bristol, BS2 0UQ

### Location

Unit 12 is situated on the well-established Avonside Industrial Estate, 2.0 miles to the east of Bristol City Centre. Excellent motorway access is provided via Junction 19 of the M4 6 miles to the north east, accessed via Junction 3 of the M32 1.8 miles to the north. Nearby occupiers include Toolsation, Screwfix, Roofbase, Sunbelt Rentals, Jewson, and Graham plumbers Merchants.

### Description

The property comprises an end of terrace light industrial unit that has been built around a steel portal frame with an insulated sheet roof incorporating approximately 10% translucent roof lights.

The open plan warehouse benefits from a concrete floor and 6m minimum eaves, as well as ground and first floor office accommodation that benefits from suspended ceilings. The property also benefits from multiple WCs and a small kitchenette. Externally, the unit benefits a large allocated parking provision.

### Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Accommodation

	Sq Ft	Sq M
Warehouse	4,173	387.69
Ground Floor - Offices	870	80.81
First Floor - Offices	826	76.74
<b>Total</b>	<b>5,869</b>	<b>545.24</b>

Measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition)

### Rent

Rent on application.

### Rateable Value

Please contact the agents for more information.

### VAT

All figures are quoted exclusive of VAT.

### Energy Performance Certification

To be reassessed post refurbishment works.

### Legal Costs

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

### Anti-Money Laundering Regulations

Including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

### Viewing & Further information

For further information and to arrange an inspection, please contact either:

#### Henry De Teissier

+44(0) 786 082 1345

[henry.deteissier@cushwake.com](mailto:henry.deteissier@cushwake.com)

#### Aric Asbridge

+44(0) 782 735 6012

[aric.asbridge@cushwake.com](mailto:aric.asbridge@cushwake.com)

#### Or our joint agents, Colliers:

Tom Watkins on +44(0) 791 709 3167

Alex Van Den Bogerd on +44(0) 790 270 2882

**March 2024**



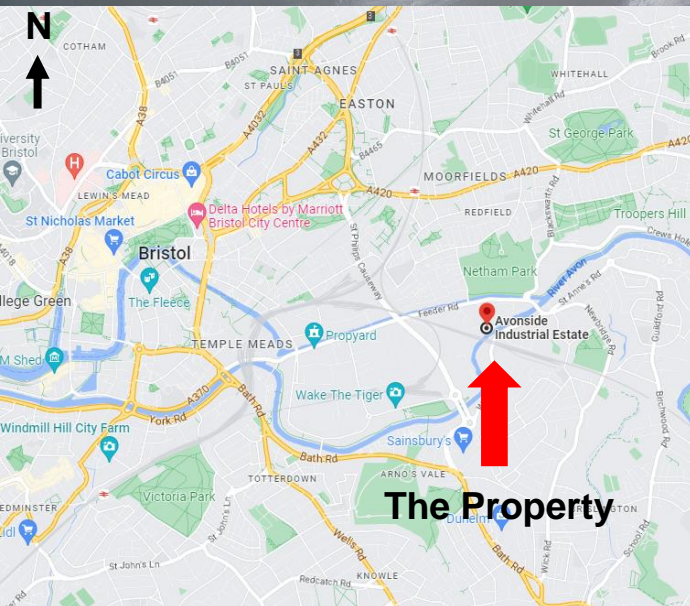
# TO LET – WAREHOUSE UNIT

## Unit 12 Avonside Industrial Park

Feeder Road, Bristol, BS2 0UQ



**Unit 12 – Indicative Refurbishment**



**PLANS ARE MARKED FOR  
IDENTIFICATION PURPOSES  
ONLY**

Important Notice Cushman & Wakefield gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.