

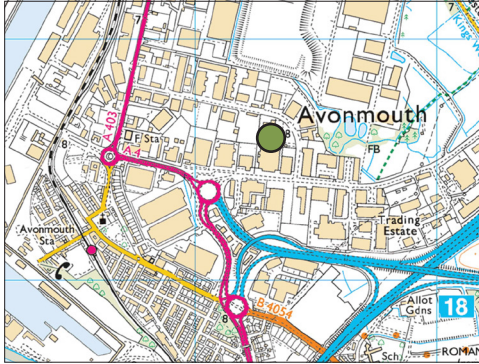


UNIT 3, AVONMOUTH WAY, BRISTOL BS11 9EA

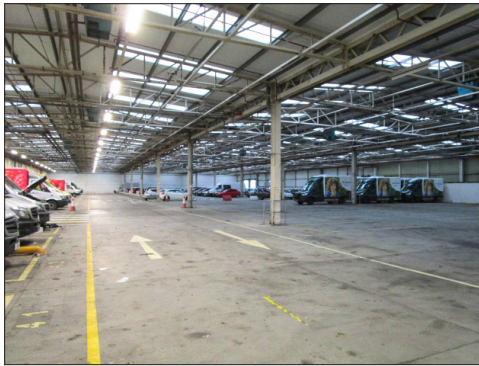
INDUSTRIAL UNIT TO LET
50,843 SQ FT (4,723.43 SQ M)

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Location

The property is located adjacent to Third Way in Avonmouth, an established industrial area within close proximity of junction 18A of the M5 motorway and access to the M4/M5 interchange is within 8 miles.

Nearby occupiers include Booker Wholesale, St Austell Brewery, Costco, Avacto, Nisbets and DHL Freight.

Description

The subject property comprises mid-terrace warehouse of steel frame construction under a trussed roof. The unit benefits from minimum eaves height of 5m, 15% translucent PVC roof panels, 4x electric roller shutter doors, ceiling mounted double strip fluorescent lighting, a power floated concrete floor and a van washing station at the rear.

The property has two access points, one at the front and one rear of the property, both leading onto Third Way. It also benefits from a fenced car park controlled by an electric security access gate.

Accommodation

Description	Area (sq ft)	Area (sq m)
Ground Floor Warehouse	50,843	4,723.43
Total GIA	50,843	4,723.43

Services

We are advised that all mains services including gas, electric, water and telecoms are available at the property, however, interested parties are advised to make their own enquiries with the relevant utility providers.

Terms

The property is available to let via sublease or assignment with the head lease expiring 20th January 2030. Alternatively, a new lease directly from the Landlord may be available.

Quoting Rent

Rent on application

Business Rates

Details of the rating assessment are available from the agents, Gerald Eve LLP.

Service Charge

There is a service charge payable for the upkeep and maintenance of the estate's common areas.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

The property has an Energy Performance Certificate of E.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction

Viewing

By appointment through the sole agents, Gerald Eve LLP.

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