

Mileway

Severnside Trading Estate

Avonmouth

Available to Let
Warehouse
28,657 sq ft (2,662 sq m)



Excellent links to M5 & M49



3 level access loading doors



Allocated car parking



24 hour access



Bristol - 8.5 miles



Sevenside Trading Estate

Burcott Road Avonmouth BS11 8AF



Description

A detached warehouse/industrial building with a large secure yard and two storey office accommodation. The building is of steel portal frame construction with brick and clad elevations arranged beneath a modern pitched roof incorporating 10% roof lights. The building benefits from three level access loading doors, a clear internal eaves height of 6.1 metres. The office accommodation is arranged over two floors with kitchenette and WC facilities. Externally there is a large secure yard and separate allocated car parking on a site of approximately 1.09 acres.

Location

The property is located on Burcott Road, just off the A403 St Andrew's Road, the main arterial route providing access to the M5 motorway at Junction 18. Burcott Road is situated in the heart of Avonmouth giving access the M4, M5 and South Wales via the new junction of the M49 link road.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

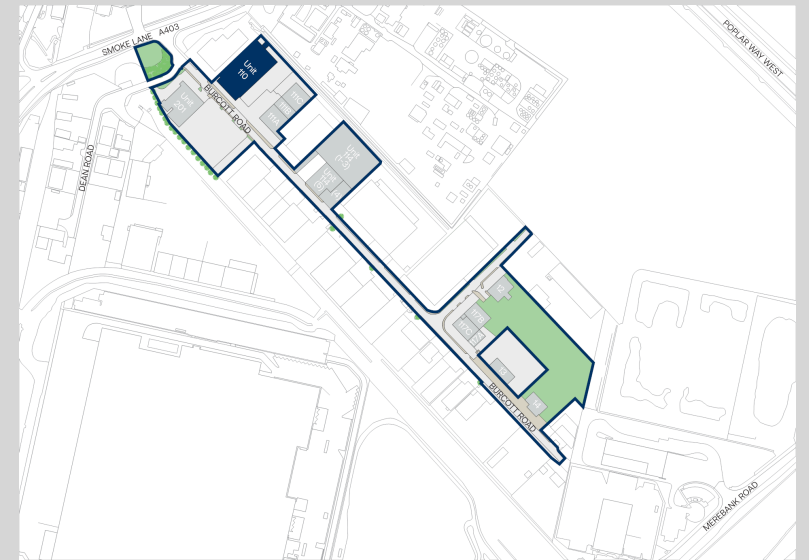
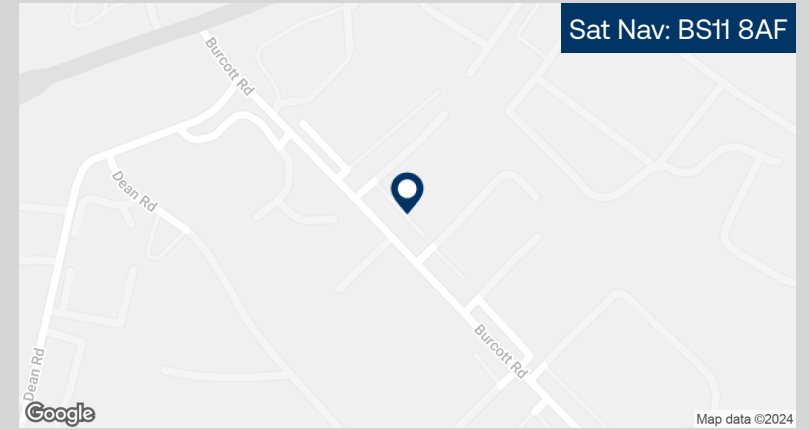
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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 110	Warehouse	28,657	2,662	Immediately
Total		28,657	2,662	

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