



LOCATION

The property is well positioned in close proximity to the Royal Portbury Docks and Junction 19 of the M5 motorway, which in turn provides excellent access to the national motorway network. Portbury is located approximately 6.5 miles (10.5km) to the West of Bristol City Centre and one junction South of Avonmouth. The M4/M5 interchange at Almondsbury is approximately 5 miles north-east, making Portbury a strategic distribution location within the South West.

The Royal Portbury Dock forms part of the Port of Bristol, one of the largest ports in the UK incorporating a 2,600 acre estate.

The Royal Portbury Dock has the biggest entrance lock in the UK, and is the principle importer of motor vehicles in the country. Bristol Port is recognised as one of the most productive and technically advanced in Europe with a throughput of 12 million tonnes and the capacity to reach some 42 million people within a 250km radius.

The area has established itself as a primary location for distribution users and nearby occupiers include an ASDA distribution centre, La Farge, Innovate, Co-Op, BOCM Pauls, DS Smith Packaging, Kerry Ingredients and Samworth Bros. Distribution.

TERMS

The property is available by way of an assignment of a full repairing and insuring long leasehold interest, which expires in 2114 (102 years unexpired), with a peppercorn rent being payable. Alternatively, a conventional lease for a term to be agreed will be granted. Further details in relation to both options are available upon request.

RATEABLE VALUE

£249,000 (2010 list entry). However interested parties are advised to make their own enquiries by consulting the local rating authority direct.

LEGAL COSTS

Each party is to be responsible for their own legal costs relating to any transaction.

VIEWING

For an appointment to inspect the accommodation or for further information please contact the sole agent:

Jeremy Hughes
jeremy.hughes@bnpparibas.com

BNP Paribas Real Estate,
 One Redcliff Street, Bristol BS1 6NP



FOR SALE / TO LET
52,002 SQ FT (4,831.1 SQ M) REFURBISHED WAREHOUSE / FACTORY ON A 2.7 ACRE SELF-CONTAINED SITE



Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Designed & produced by Zest Design & Marketing 0117 950 8445 (00796) January 2013.

All enquiries:



DESCRIPTION

The property comprises a steel framed industrial unit with part block and part profile sheet elevations incorporating an element of offices to the front and rear of the building.

Internally the main warehouse has a concrete floor with part block and part profile sheet elevations. The roof has mainly steel profile sheet cladding with approximately 10% translucent panels and throughout the warehouse area there are sodium lights.

The office accommodation at the front of the unit is over both ground and first floors. It provides painted plaster walls, carpeted floors and UPVC windows, along with suspended ceilings, category II lighting and perimeter trunking.

The office accommodation incorporate toilets on both floors, with a shower room on both the ground and first floor.

Externally the property benefits from a tarmac service yard and car park at the front of the unit. The boundaries are in the main delineated by a three-metre high steel palisade fence providing a high degree of security.

The site is generally level and accessed at the north east corner of the site from First Avenue. The site measures approximately 1.09 ha (2.7 acres).

The building has an eaves height of approximately 6.2m.



ACCOMMODATION

The property provides the following approximate gross internal floor areas:

Description	Floor Area (m ²)	Floor Area (sq ft)
Factory/Warehouse	3,899	41,970
Offices	932	10,032
Sprinkler Tank House	100	1,076
Total	4,931	53,078

