



TO LET

Tel: 0117 984 8400

Unit 9 Avonbank Industrial Estate, Bristol, BS11 9DE

**Refurbished Industrial Warehouse
3,078 sq ft (285.95 sq m)**



- Newly Refurbished Industrial Unit
- Prime Avonmouth Location
- Forecourt and Parking Area
- Excellent Transport Links



LOCATION

The property is located in Avonmouth on West Town Road, off the A4 Portway which offers direct access to Junction 18 of the M5 and M49 Motorways. Avonmouth's strategic location and established reputation has attracted a number of significant companies including GKN Airbus, Next, Warburtons, Honda, Royal Mail and Constellation Europe. Bristol city centre is approximately 8 miles to the south east. The M4/M5 interchange is around 7 miles to the north east.

DESCRIPTION

Recently refurbished to a high standard, this modern unit comprises a steel portal frame construction of block cavity walls topped with profile steel cladding beneath a pitched internally lined insulated roof incorporating translucent roof lights. Internally, there are office, warehousing and WC facilities. The unit is accessed via a manually operated up and over loading door and a separate pedestrian door into an office/reception. Amenities include a small kitchen and separate male and female WC's. Minimum eaves height of 3.52 metres. Externally, the property benefits from ample car parking spaces

SERVICES

We understand the unit benefits from all services.

TENURE

The unit is available for immediate occupation on full repairing and insuring lease terms.

ACCOMMODATION

Gross Internal Area: 3,078 sq ft (285.95 sq m).

PARKING

The unit benefits from 4 parking spaces.

VAT

All figures within these terms are exclusive of VAT where applicable.

PRICE

POA

SERVICE CHARGE

The ingoing tenant will be responsible for the variable estate service charge (currently £0.60 per sq ft per annum in 2015)

BUSINESS RATES

The property is yet to be individually assessed for business rates. Applicants must make their own enquiries with the Valuation Office.

LEGAL FEES

All parties are responsible for their own legal fees.

EPC

C63

VIEWINGS AND FURTHER INFORMATION

For an appointment to view or for further information please contact:

Robert Brophy BNP Paribas Real Estate

Tel: 0117 984 8450

Mod: 07887 058 702

Email: robert.brophy@bnpparibas.com

Or the joint agent:

Rob Russell at Russell Property Consultants

0117 973 2007

Updated June 2015

SUBJECT TO CONTRACT



Energy Performance Certificate

Non-Domestic Building



Unit 8-9
Avonbank Industrial Centre
West Town Road
BRISTOL
BS11 9DE

Certificate Reference Number:
9334-3006-0600-0200-8825

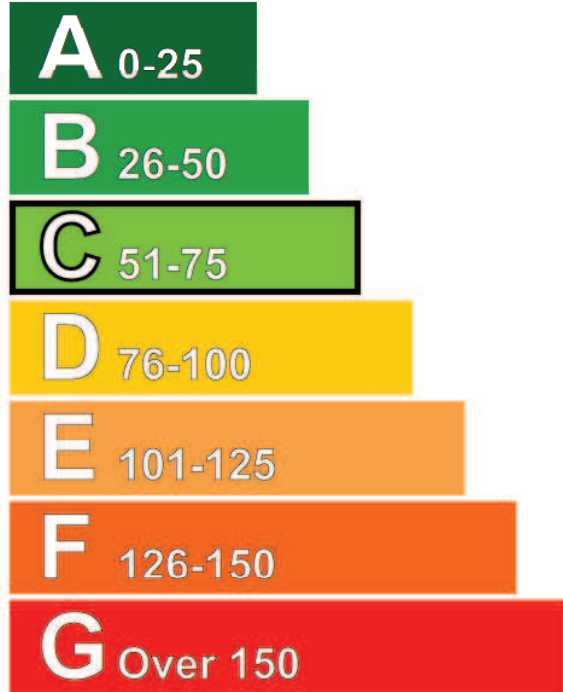
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 63 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	587
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	82.82

Benchmarks

Buildings similar to this one could have ratings as follows:

34 If newly built

69 If typical of the existing stock