



BNP Paribas Real Estate  
Portwall Place  
Portwall Lane  
Bristol  
BS1 6NA

**Tel: 0117 984 8400**

## **TO LET**

# **Unit 1, The Polygon, Fourth Way, Avonmouth, BS11 8DP**

**Modern Warehouse / Trade Counter Unit  
1,853 sq ft (172.15 sq m)**



- Fully Refurbished
- End of Terrace Unit
- Excellent Location
- Available for Immediate Occupation



#### LOCATION

The property is located on an established industrial estate in Avonmouth located 1 mile from Junction 18 of the M5 and M49 which in turn connects to the M4 and provides easy access to Bristol, the Midlands, the South East and Devon and Cornwall.

Avonmouth is 8 miles west of Bristol City Centre and is the City's largest concentration of industrial and distribution property. The property is situated off Avonmouth Way which adjoins the A4 and St Andrew Road (A403); the main spine road through Avonmouth.

#### DESCRIPTION

The property has undergone a full refurbishment and is available for immediate occupation

The property comprises an end of terrace single storey industrial unit of steel framed construction with block work cavity walls topped with profile steel cladding beneath a pitched roof. Internally, there is a single office area and separate WC facilities. The unit is accessed via a full height roller shutter door and separate pedestrian door. The unit benefits from a minimum eaves height of approximately 4.6 meters.

#### SERVICES

All main services exist.

#### PLANNING / USE

All interested parties to make their own enquiries with the Bristol City Council Planning Department. We understand the estate benefits from B1(c), B2 and B8 use.

#### TENURE

Leasehold

#### ACCOMMODATION

The accommodation comprises a total of 1,853 sq ft (172.15 sq m).

#### PARKING

The property benefits from 5 parking spaces and a forecourt area.

#### VAT

All figures are exclusive of VAT.

#### RENT

Upon application.

#### SERVICE CHARGE

A service charge exists for the maintenance and upkeep of the common parts.

#### BUSINESS RATES

Rateable Value of £13,000 (2010 Rating List).

#### LEGAL FEES

Each party is responsible for their own legal costs.

#### EPC

EPC Rating: E(110)

#### VIEWINGS AND FURTHER INFORMATION

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

**Robert Brophy** BNP Paribas Real Estate

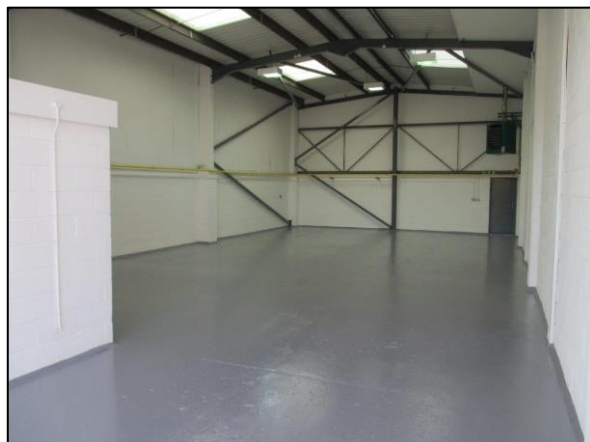
Tel: 0117 984 8450

Mom: 07887 058 702

Email: robert.brophy@bnpparibas.com

April 2015

**SUBJECT TO CONTRACT**



# Energy Performance Certificate

## Non-Domestic Building



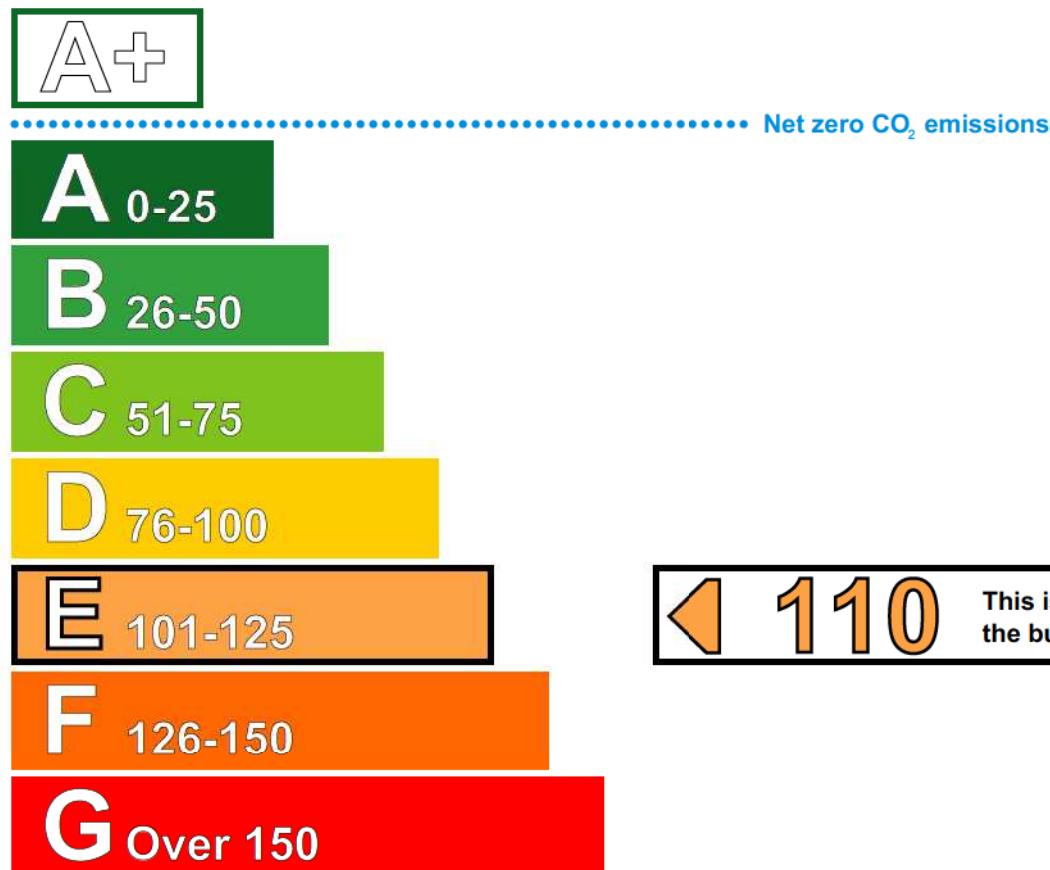
Siemens Traffic Controls Ltd  
Unit 1 The Polygon, Fourth Way  
BRISTOL  
BS11 8DP

Certificate Reference Number:  
9959-3094-0508-0900-8001

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](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Less energy efficient

### Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	206
Building complexity (NOS level):	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	80.96

### Benchmarks

Buildings similar to this one could have ratings as follows:

38	If newly built
80	If typical of the existing stock