



Sports Centre

Waitrose

Bottelinos

Aqua

Travelodge

Lidl

Subway

Pure Offices

Sainsburys

5

Shell Petrol

New Look

Peacocks

Pets at Home

Argos

McDonalds

Homebase

Co-Operative



**TO LET 4,445 SQ FT**

FULLY REFURBISHED TRADE COUNTER WAREHOUSE, FACTORY, DISTRIBUTION UNIT

Old Mill Road, Portishead, Bristol BS20 7BX





### Description

Unit 5 is an end of terrace unit, in close proximity to the entrance of the estate and the retail units (Pets At Home, New Look, Peacocks and 99p Store). The unit has a high profile location within a short walk from Portishead High Street and would therefore suit a trade occupier or an occupier requiring a prominent location on the estate.

The unit itself benefits from the following attributes:

- Insulated pitched roof with good natural light
- Steel portal frame building
- Eaves height of 5.4m
- Electric roller shutter door
- Kitchenette
- Male/female WCs
- Ground & first floor offices
- Designated car parking and loading area

### Accommodation

The premises provide the following approximate gross internal areas:

Unit 5	Sq Ft	Sq M
Warehouse	3,443	319.82
GF Offices	528	49.07
FF Offices	474	44.02
<b>Total</b>	<b>4,445</b>	<b>412.91</b>



Portishead is located approximately nine miles north west of Bristol City Centre and two miles west of junction 19 of the M5, linked via the A369.

Portishead is undergoing a considerable amount of new development including the Persimmon Homes and Crest Nicholson scheme known as Port Marine. The scheme will cost approximately £500M and comprises employment space, retail accommodation, three thousand five hundred new dwellings, two primary schools and a health centre.

Portishead is in close proximity to Royal Portbury Docks where major occupiers include Walon, Wincanton, LaFarge, Kerry Food Ingredients, Asda and The Co-operative. Nearby at junction 18 is the Avonmouth Docks.

Old Mill Road is accessed via Wyndham Way, which links to the A369 and junction 19 of the M5. The units at Wyndham Way Retail Park include Argos and Homebase and are in close proximity to Waitrose, Sainsburys and other shops and associated amenities within Portishead itself.

### Tenure

The unit is available by way of new full repairing and insuring lease.

### Service Charge

A service charge exists to cover the maintenance and upkeep of the common parts. Further details are available upon request.

### Legal Fees

Each party will be responsible for their own legal costs in relation to any letting that may be agreed.

### Services

All main services are available.

### Rates

Upon application.

### Viewing

Strictly by appointment with the joint agents:

### Contact the agents



**Jeremy Hughes**  
jeremy.hughes@bnpparibas.com



**Rob Russell**  
rob@russellpc.co.uk

Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. BNP Paribas Real Estate/RP/Hollister 1697 10/15