



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

**Tel: 0117 984 8400**

## **TO LET**

# **Unit 7, The Polygon, Fourth Way, Avonmouth, BS11 8DP**

**Modern Warehouse / Trade Counter Unit  
2,110 sq ft (196.02 sq m)**



- Modern End Terrace Unit
- Excellent Location
- 5 Parking Spaces
- To be Refurbished



#### LOCATION

The property is located on an established industrial estate on Fourth Way 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 will be refurbished upon exit of the current tenant.

The property comprises an end terrace single storey industrial unit of steel portal framed construction with block work cavity walls topped with profile steel cladding beneath a pitched roof. Internally, there is a single office area and two separate WC 's. The unit is accessed via a full height roller shutter door and separate pedestrian door in the office/reception area. The unit benefits from a minimum eaves height of approximately 4.7 metres.

#### 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 Gross Internal Area of 2,110 sq ft (196.02 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. Further details available on request.

#### BUSINESS RATES

Rateable Value of £13,500 (2010 Rating List).

#### LEGAL FEES

Each party is responsible for their own legal costs.

#### EPC

The unit is awaiting assessment. An EPC will be available in due course.

#### VIEWINGS AND FURTHER INFORMATION

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

**Robert Brophy** BNP Paribas Real Estate

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**SUBJECT TO CONTRACT**

