



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

Tel: 0117 984 8400

TO LET

Unit 3, The Polygon, Fourth Way, Avonmouth, BS11 8DP

**Modern Warehouse / Trade Counter Unit
1,895 sq ft (176.10 sq m)**



- Modern Mid Terrace Unit
- Excellent Location
- 4 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 a mid-terrace 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 a separate WC. 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 4.8 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 1,895 sq ft (176.10 sq m).

PARKING

The property benefits from 4 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 £12,250 (2010 Rating List).

LEGAL FEES

Each party is responsible for their own legal costs.

EPC

EPC Rating D90.

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

Mob: 07887 058 702

Email: robert.brophy@bnpparibas.com

April 2016

SUBJECT TO CONTRACT

| | |
|--|---|
| Energy Performance Certificate Non-Domestic Building | |
| Tocris Bioscience Ltd Unit 3 The Polygon, Fourth Way BRISTOL BS11 8DP | Certificate Reference Number: 0595-0043-4230-8400-5003 |

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

90 This is how energy efficient the building is.

Less energy efficient

| Technical information | Benchmarks |
|---|--|
| Main heating fuel: Natural Gas | Buildings similar to this one could have ratings as follows: |
| Building environment: Heating and Natural Ventilation | 38 If newly built |
| Total useful floor area (m ²): 206 | 78 If typical of the existing stock |
| Building complexity (NOS level): 4 | |
| Building emission rate (kgCO ₂ /m ²): 61.1 | |



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