



**To Let**

**Tel: 0117 984 8400**

## **Unit 2, Third Way Industrial Estate, Third Way, Bristol, BS11 9YA**

**Warehouse / Manufacturing premises with yard  
30,514 sq ft (2,835 sq m)**



- 5.8m (19ft) Eaves Height
- Flexible Terms
- Access Doors on Two Sides
- Prominent Road Frontage
- Excellent Location



### LOCATION

Avonmouth is the South West's largest centre for distribution with excellent links to Junction 18/18A of the M5 and M49 (South Wales and M4 connections).

The port of Bristol is served by rail freight and as a consequence, the area is ideal for serving regional and UK markets.

The premises fronts directly onto the main circulation road around Avonmouth itself known as Avonmouth Way with return frontage to Third Way. The premise lies approximately 400 meters from junction 18 of the M5. Bristol city centre is approximately 8 miles drive to the South.

The M4/M5 interchange is within 5 miles and provides direct access to London via the M4 and the Midlands/South West via the M5.

### DESCRIPTION

The available unit is of steel frame construction with trussed roof and sheet roof facades. The unit has an eaves height of 5.8m (19 ft) approximately. The unit is serviced by two shutter doors with the potential of others being created. To the side of the unit is an ancillary yard, offices and mess facilities exist to the front of the unit.

The building has electricity and is available for immediate occupation as a whole or in part.

### SERVICES

All mains services are connected to the unit. The property has a high provision of electricity as it was a former manufacturing facility.

### RENT

Upon application.

### PLANNING / USE

We are advised that planning was granted in September 1968 to erect a factory and warehouse with associated offices, showrooms and staff welfare facilities. More recently it has been used for warehousing purposes.

### TENURE

Rental is available upon request. Flexible terms will be considered and further details are available upon request from the agents. All figures are exclusive of outgoing and VAT

### ACCOMMODATION

Gross internal area of 30,514 sq ft (2,835 sq m) in accordance with the RICS Code of Measurement Standards.

### SERVICE CHARGE

A charge will be levied to cover the up keep and maintenance of the common parts. Details are available on request.

### BUSINESS RATES

The rateable value is £87,500 (2010 Rating List). These will be the responsibility of the ingoing tenant.

### LEGAL FEES

Each party will be responsible for their own legal fees in relation to this transaction.

### EPC

EPC Rating G183.

### VIEWINGS AND FURTHER INFORMATION

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

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### SUBJECT TO CONTRACT





**EPC**

<b>Energy Performance Certificate</b>		HM Government
Non-Domestic Building		
Unit 2 Third Way Industrial Estate Avonmouth Way BRISTOL BS11 9YA	Certificate Reference Number: 9569-3003-0002-0800-5001	
<p>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 <a href="http://www.communities.gov.uk/epbd">www.communities.gov.uk/epbd</a>.</p>		
<b>Energy Performance Asset Rating</b>		
More energy efficient		
<p>Net zero CO<sub>2</sub> emissions</p>		
<p><b>183</b> This is how energy efficient the building is.</p>		
Less energy efficient		
<b>Technical information</b>		<b>Benchmarks</b>
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment:	Heating and Mechanical Ventilation	<b>39</b> If newly built
Total useful floor area (m <sup>2</sup> ):	2906	<b>86</b> If typical of the existing stock
Building complexity (NOS level):	4	
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	104.32	

**LOCATION PLAN**

