



**To Let**

**Tel: 0117 984 8400**

## **Unit 4D Severnside Trading Estate, St Andrew's Road, Avonmouth, Bristol, BS11 9EB**

**Warehouse / Industrial Unit – FULLY REFURBISHED  
7,361 sq ft (683.87 sq m)**



- Excellent Avonmouth Location
- FULLY REFURBISHED
- Prominent Road Frontage to St Andrews Road
- Available now



**LOCATION**

Sevenside Trading Estate is situated in the heart of Avonmouth, the South West's largest concentration of industrial and distribution space. It is well known for its excellent links with both the M5 and M4 Motorways.

Sevenside Trading Estate is situated on St Andrews Road, one of the main arterial routes off the M5 motorway at Junction 18. Sevenside Trading Estate is located less than two miles from the M5 (Junction 18) and M49 motorways. Local occupiers include: Accolade, DHL, JCB, VOLVO and the new ASDA distribution unit of circa 616,000 sq ft.

**DESCRIPTION**

The property comprises a mid-terrace industrial unit of steel portal frame construction with block work cavity walls topped with profile steel cladding beneath a pitched roof. Access is provided by way of a full height vehicular up and over shutter door and a separate pedestrian entrance. Internally there is a small office/reception area to the front of the unit with a single office and kitchen area above.

**SERVICES**

All mains services are connected to the property. All interested parties are advised to make their own enquiries to satisfy their requirements.

**RENT**

Upon application.

**PLANNING / USE**

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

**TENURE**

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

**ACCOMMODATION**

The Gross Internal Area is shown below:

	Sq ft	Sq m
Warehouse	6,271	582.59
GF Offices / Ancillary	545	50.64
FF Offices	545	50.64
<b>Total</b>	<b>7,361</b>	<b>683.87</b>

**VAT**

All figures quoted are exclusive of VAT if applicable.

**SERVICE CHARGE**

There is an estate service charge applicable. Further details are available on request.

**BUSINESS RATES**

Rateable Value of £27,250 (2010 Rating List)

**LEGAL FEES**

Each party is to be responsible for their own legal costs incurred in connection with the transaction.

**EPC**

EPC RATING: D82

**VIEWINGS AND FURTHER INFORMATION**

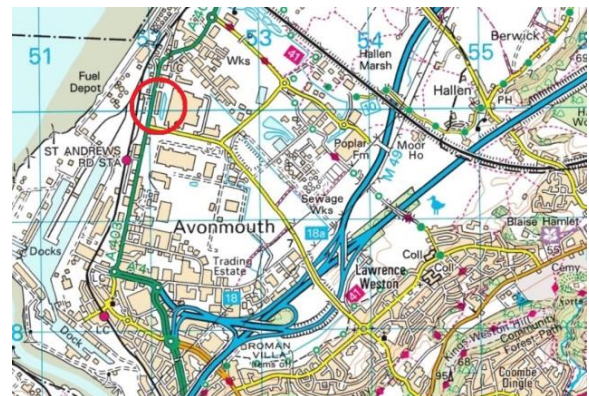
For an appointment to view or for further information please contact the joint agents:

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Joint Agent: Russell Property Consultants

Updated March 2017 **SUBJECT TO CONTRACT**



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