



Sports Centre

Waitrose

Bottelinos

Aqua

Travelodge

Lidl

Subway

Home Bargains

Majestic Wines

Pure Offices

Sainsburys

Shell Petrol

New Look

Peacocks

Pets at Home

Argos

McDonalds

Homebase

Aldi



TO LET UNIT 7 - 4,949 SQ FT / UNIT 24 - 5,040 SQ FT

FULLY REFURBISHED TRADE COUNTER WAREHOUSE, FACTORY, DISTRIBUTION UNITS

Old Mill Road, Portishead, Bristol BS20 7BX



Description

Both units are mid terrace and in close proximity to the retail units (Pets At Home, New Look, Peacocks and Poundland) at the entrance to the estate. The units have 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 units benefit from the following attributes:

- Insulated pitched roof with good natural light
- Steel portal frame building
- Eaves height of 5.4m
- Electric roller shutter door
- Male/female WCs
- Offices to front elevation
- Designated car parking and loading area

Accommodation

The premises provide the following approximate gross internal areas:

Unit 7	Sq Ft	Sq M
Warehouse	4,668	433.69
Offices & welfare	281	26.10
Total	4,949	459.79
Unit 24	Sq Ft	Sq M
Warehouse	3,885	360.93
Offices & welfare	1,156	107.32
Total	5,040	468.25



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 has 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 units are available by way of new full repairing and insuring leases.

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

Robert Brophy
robert.brophy@bnpparibas.com



Chris Miles
chris@russellpc.co.uk

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.
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