



To Let

Tel: 0117 984 8400

Unit 3C Severnside Trading Estate, St Andrew's Road, Avonmouth, Bristol, BS11 9EB

Warehouse / Industrial Unit

5,493 sq ft (510.31 sq m)



- Excellent Avonmouth Location
- Prominent Road Frontage
- Mid Terrace Unit
- Situated on St Andrews Road



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.

The Estate is situated on St Andrews Road, one of the main arterial routes off the M5 and M49 motorways at Junction 18 which is located less than two miles away.

Local occupiers include: Accolade Wines, DHL, 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. There is a minimum eaves height of approx. 5.7m. 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	5,201	483.18
FF Offices	292	27.13
Total	5,493	510.31

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 £22,750

LEGAL FEES

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

EPC

EPC RATING: D83

VIEWINGS AND FURTHER INFORMATION

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

Robert Brophy BNP Paribas Real Estate

Tel: 0117 984 8450 / 07887 058 702

Email: robert.brophy@bnpparibas.com

Jeremy Hughes BNP Paribas Real Estate

Tel: 0117 984 8413 / 07990 557 403

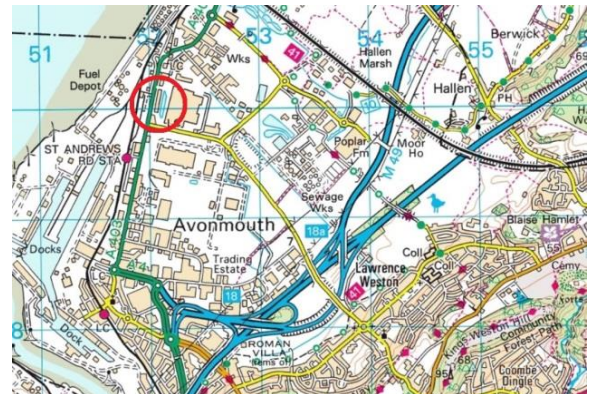
Email: Jeremy.hughes@bnpparibas.com

Joint Agent: Russell Property Consultants

Feb 2017 **SUBJECT TO CONTRACT**



*typical interior post landlord works



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