



To Let

Tel: 0117 984 8400

Unit 4, Third Way Industrial Estate, Third Way, Bristol, BS11 9YA

**Warehouse / Manufacturing premises with large yard to front and rear
22,052 sq ft (2,049 sq m)**



- 5.8m (19ft) Eaves Height
- Flexible Terms Available
- Sizeable Self-contained Secure Yard
- Long Road Frontage
- 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 East.

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 four shutter doors with the potential of others being created. The unit benefits from a large prominent yard area to the front and side.

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

Available on application. All figures quoted are exclusive of outgoings and VAT.

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

Unit 4 is available by way of a new FRI lease on terms to be agreed.

ACCOMMODATION

Unit 4 has a Gross Internal Area of approximately 22,052 sq ft (2,049 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 £83,000 (2017 Rating List). These will be the responsibility of the incoming tenant.

LEGAL FEES

Each party will be responsible for their own legal and professional fees in relation to any transaction.

EPC

EPC Rating G195.

VIEWINGS AND FURTHER INFORMATION

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

Jeremy Hughes, BNP Paribas Real Estate

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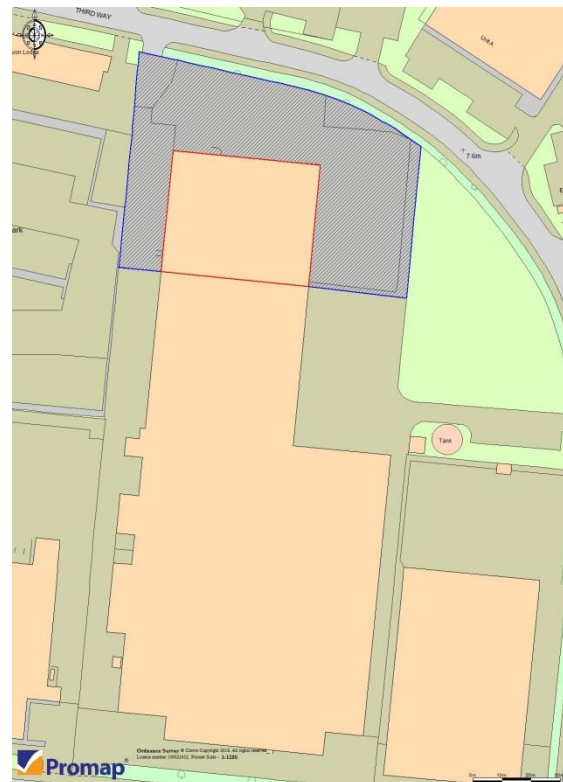
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Particulars produced December 2017

SUBJECT TO CONTRACT





LOCATION PLAN AND TYPICAL WAREHOUSE INTERIOR

