



**To Let**

**Tel: 0117 984 8400**

## **Unit 1b & 2a Severnside Trading Estate, St Andrew's Road, Avonmouth, Bristol, BS11 9YQ**

**Industrial Warehouse Units – WITH SECURE YARD AREAS**

**6,843 sq ft (635.73 sq m) & 7,146 sq ft (663.89 sq m)**

**Available together at 13,989 sq ft (1,299.62 sq m)**



- Excellent Avonmouth Location
- To be Refurbished by the Landlord
- Self-Contained Yard for Each Unit
- Prominent Road Frontage to 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.

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**

Unit 1b comprises an end of terrace and Unit 2a comprises a mid-terrace industrial unit both of steel portal frame construction with block work cavity walls topped with profile steel cladding beneath a pitched roof which was recently over-clad. Unit 1b benefits from 2 full height roller shutter doors and a large secure L shaped yard. Unit 2a has 3 full height shutter doors and a secure yard area to the rear and a separate yard / loading area to front.

Internally, both units benefit from ground and first floor offices with a kitchenette area and WC facilities. Both units have an eaves height of approximately 6m.

**SERVICES**

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

**RENT**

On 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
Unit 1b	7,146	663.89
Unit 2a	6,843	635.73
<b>Total</b>	<b>13,989</b>	<b>1,299.62</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**

Both units are currently jointly assessed and have Rateable Value of £52,500 (2017 Rating List). Applicants should make their own enquiries.

**LEGAL FEES**

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

**EPC**

Unit 1b EPC Rating: D88  
Unit 2a EPC Rating: D85

**VIEWINGS AND FURTHER INFORMATION**

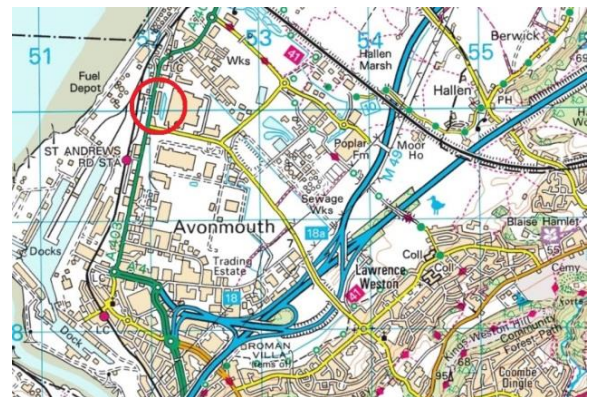
For an appointment to view or for further information please contact the joint agents:

**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

Or the Joint Agent:  
Russell Property Consultants, 01179 732 007

February 2018 **SUBJECT TO CONTRACT**



**Misrepresentation Act 1967:** BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. January 2016.



**Unit 1b Severnside Trading Estate**



**Unit 2a Severnside Trading Estate**