



**TO LET**

**Tel: 0117 984 8400**

## **Avonbank Industrial Estate, Avonmouth, Bristol, BS11 9DE**

**Modern Industrial Warehouse Units**

**From 1,554 – 1,982 sq ft (144.37 - 184.13 sq m)**



- Various Units Available
- Prime Avonmouth Location
- Forecourt and Parking Area
- Excellent Transport Links



#### LOCATION

The property is located in Avonmouth on West Town Road, off the A4 Portway which offers direct access to Junction 18 of the M5 and M49 Motorways. Avonmouth's strategic location and established reputation has attracted a number of significant companies including GKN Airbus, Next, Warburtons, Honda, Royal Mail and Constellation Europe. Bristol city centre is approximately 8 miles to the south east. The M4/M5 interchange is around 7 miles to the north east.

#### DESCRIPTION

The estate comprises four terraces of modern industrial warehouse units. Each unit comprises of a steel portal frame construction with block cavity walls with profile steel cladding beneath a pitched internally lined insulated roof incorporating translucent roof lights. The units each offer a single full height roller shutter door with an eaves height ranging from 3.8m – 5m.

Internally each unit may differ slightly but generally offer a small office, WC facilities, and kitchen amenities.

#### SERVICES

We understand the unit benefits from all services however applicants are advised to make their own enquiries to satisfy their own due diligence.

#### TENURE

See Availability List. Each available unit is offered for occupation on a new full repairing and insuring lease on terms to be agreed.

#### ACCOMMODATION

See Availability List for details on available units.

#### PARKING

Each unit benefits from up to 4 parking spaces located to the front of the units.

#### VAT

All figures quoted are exclusive of VAT where applicable.

#### RENT

Rent on application

#### SERVICE CHARGE

Any incoming tenant will be responsible for payment into the variable estate service charge. Details on specific units are available on request.

#### BUSINESS RATES

Details shown in the Availability List.

#### LEGAL FEES

All parties are responsible for their own legal fees.

#### EPC

Details shown in the Availability List.

#### VIEWINGS AND FURTHER INFORMATION

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

**Robert Brophy** BNP Paribas Real Estate

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Or the joint agent:

Russell Property Consultants, 0117 973 2007

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**SUBJECT TO CONTRACT**

