



Unit 18
Gordano 19 Trading Estate
Junction 19, M5
Portbury
Bristol
BS20 7XE

Warehouse and Office Premises
4,500 Sq Ft (418 Sq M)

- C. 0.5 mile from Junction 19 M5
- Eaves of 6.5M
- Modern Industrial Unit

On the instructions of



THE BRISTOL PORT COMPANY

LOCATION

The property is located at Gordano 19 trading estate, adjacent to Junction 19 of the M5 at Portbury. Junction 19 is approximately 7 miles from the M4/M5 Interchange and 9 miles from the Second Severn Crossing.

Bristol City Centre is approximately 10 miles to the south east, via the A4 Portway. The property provides easy access to the extensive facilities of Bristol Port, being just a couple of minutes' drive from the Royal Portbury Dock estate, one of the largest deep water ports in the UK. Avonmouth Docks are just 3.4 miles to the north via the M5.

The area hosts large-scale industrial, warehouse and distribution uses, in addition to the activities of the port and its associated storage, distribution and support facilities. Companies trading in close proximity to the premises include BCA, Honda, Cazoo, Gist, Etex, ForFarmers, Wincanton, Brakes, Apetito and Kerry Ingredients.

DESCRIPTION

The property comprises a terraced warehouse unit of portal frame construction, set beneath a pitched roof incorporating translucent roof lights. The external elevations of the building are a mixture of brick and profiled steel cladding.

The building has a minimum eaves height of 6.5m rising to 8.1m at the ridge. There is a solid concrete floor and a roller shutter door at the front which measures 3.9m x 4.9m.

There are offices and staff facilities at ground and first floor level. The building is served by mains water services, three phase electricity and gas.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis. The floor areas are noted below:

	Sq M	Sq Ft
Ground Floor Warehouse & Offices	377	4,069
First Floor Offices	41	431
Total	418	4,500

QUOTING RENT

Quoting rent of £49,500 per annum exclusive.

TERMS

The property is available by way of a new full repairing and insuring lease of years to be agreed.

PLANNING

According to the Town & Country Planning (use Classes) Order 1987, the property is suitable for B1c (light industrial), B2 (general industrial) and B8 (storage and distribution) uses.

Prospective tenants are advised to make their own enquiries with the Local Planning Authority.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

BUSINESS RATES

According to the Valuation Office Website, the property has a Rateable Value of:

£41,500 (1st April 2023)

Prospective tenants are advise to make their own enquiries in the respect of the exact rates payable.

VAT

All figures quoted are exclusive of VAT, if applicable.

EPC

EPC Rating of: D (89)

VIEWINGS

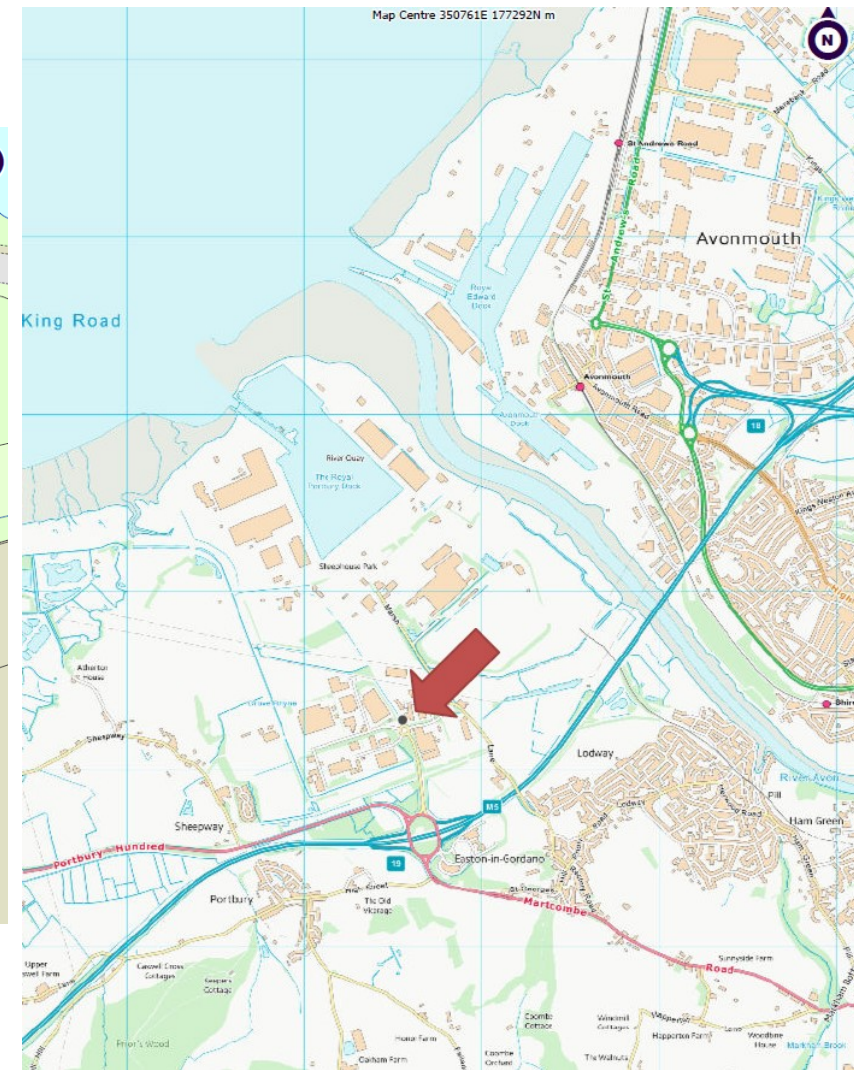
Strictly by prior appointment with the sole agents Carter Jonas, 0117 922 1222.



SUBJECT TO CONTRACT



For Identification Purposes Only



FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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NOVEMBER 2023

Carter Jonas