

HASLEMERE

INDUSTRIAL ESTATE

THIRD WAY | AVONMOUTH | BS11 9TP

WAREHOUSE / INDUSTRIAL / OFFICE SPACE
TO LET FROM 5,000 - 20,000 SQ FT

IN CLOSE PROXIMITY TO JUNCTION 18/18A OF THE M5



PRIME LOGISTICS /
DISTRIBUTION LOCATION



FAST ACCESS TO THE
M5 MOTORWAY



CLOSE PROXIMITY TO
AVONMOUTH DOCKS

KEY FEATURES



Prime logistics / distribution location



Within established Avonmouth Trading Estate



Fast access to the M5 motorway



M5 motorway connects to M4 and M49 motorways



Close proximity to Avonmouth Docks



Warehouse / Industrial / Office accommodation available



6.00 to 6.50m eaves heights



Various unit / size combinations possible

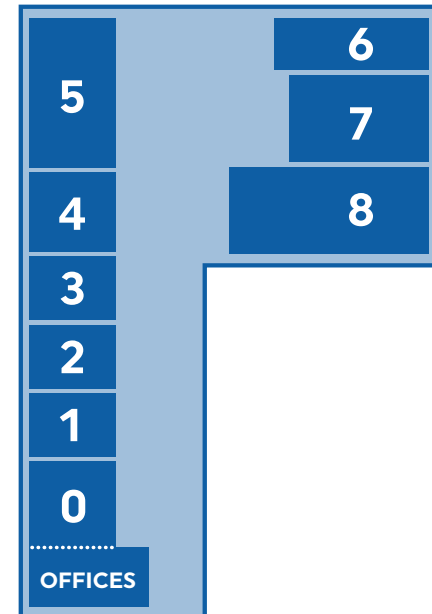


Flexible lease terms

AVAILABILITY

UNIT NO.	WAREHOUSE	OFFICES	TOTAL GIA	AVAILABILITY	EPC RATING
Unit 6	7,322 sq ft (680.25 sq m)	810 sq ft (75.25 sq m)	8,132 sq ft (755.50 sq m)	Immediately Available	C - 68
Unit 8	13,385 sq ft (1,243.55 sq m)	949 sq ft (88.17 sq m)	14,334 sq ft (1,331.72 sq m)	Immediately Available	D - 86

All units have been measured on a Gross Internal Area (GIA) basis, in accordance with the RICS Code of Measuring Practice (6th edition).



THIRD WAY

Typical Interior

LOCATION

- Situated on Third Way, Avonmouth
- Within established Avonmouth Trading Estate
- Close proximity to J18 / J18A of the M5 motorway
- Access via Avonmouth Way or A403 St Andrew's Road
- M5 motorway connects to M4 and M49 motorways
- Avonmouth Docks – 0.5 miles (0.80 km)
- Bristol City Centre – 7 miles (11.26 km)

DESCRIPTION

- Steel portal frame construction with brick / steel clad elevations
- 6.00 to 6.50m eaves heights and translucent roof panels
- Concrete floor and block walls
- Roller shutter vehicular loading doors
- Mains services including water, drainage and electricity
- Concrete loading apron and allocated car parking

PLANNING

The units would be suitable for Class B1 (Office & Light Industrial), Class B2 (General Industrial), or Class B8 (Storage & Distribution) subject to any necessary consents. Interested parties are advised to make their own enquiries with Bristol City Council (0117 922 2000).

BUSINESS RATES

Interested parties are advised to make their own enquiries via www.voa.gov.uk and Bristol City Council (0117 922 2000).

ESTATE SERVICE CHARGE

An Estate Service Charge will be payable, towards the management and maintenance of the common parts of the estate.

FOR FURTHER INFORMATION

Please contact the joint agents:

CBRE

+44 (0)117 943 5757

www.cbre.co.uk

Philip Cranstone

07717 587 726

Philip.cranstone@cbre.com

Alex Quicke

07867 193 908

Alex.quicke@cbre.com

TENURE

The units are available by way of new Full Repairing and Insuring (FRI) leases, for a term of years to be agreed, subject to status.

RENT

Upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

**PRIME
LOGISTICS /
DISTRIBUTION
LOCATION**

**FAST
ACCESS TO
THE M5
MOTORWAY**

**CLOSE
PROXIMITY TO
AVONMOUTH
DOCKS**

SAT NAV: BS11 9TP



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Subject to Contract. JUNE 2022
Designed and Produced by www.kubiakcreative.com 204101 06-22