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LANDMARK INFORMATION

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Victoria Road
Avonmouth
Bristol
BS11 9DB

Industrial Building and Yard
11,617 Sq Ft (1,080 Sq M)
4.14 Acres (1.68 Ha)

- Low site coverage / large yard
- C. 1.0 mile from Junction 18 M5
- Large canopy

On the instructions of



THE BRISTOL PORT COMPANY

LOCATION

The property is located at Victoria Road, Avonmouth, approximately 1-mile from Junction 18 of the M5, 2-miles from the M49 (serving South Wales), 8-miles from the M4/M5 interchange and 7.4-miles from Bristol city centre via the A4 Portway.

The property forms part of The Bristol Port Company estate at Avonmouth and Portbury. The West Town Gate entrance to Avonmouth Docks is just 175 meters from the premises.

Avonmouth 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 Algeco, DHL, ATS, Brandon Tool Hire, Toolstation, Screwfix and Costco.

DESCRIPTION

The property comprises a detached warehouse unit of portal frame construction, set beneath a pitched roof incorporating translucent roof panels. The external elevations of the building are constructed of profiled steel cladding.

The building has a minimum eaves height of 5.6m rising to 6.5m at the ridge. There is a solid concrete floor. Five roller shutter doors provide access to the front of the property, two to the back, each measuring 5.0m x 4.7m.

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

There is a further workshop in the yard extending to 1,376 sq ft, with eaves of 4.79m and a ridge height of 5.68m

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
First Floor Offices	121	1,301
Ground Floor	831	8,940
Work Shop in Yard	128	1,376
Total	1,080	11,617
Canopy	793	8,539

QUOTING RENT

Quoting rent on application.

TERMS

The property is available by way of a new full repairing and insuring lease for a term 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.

SUBJECT TO CONTRACT

BUSINESS RATES

At the date of publication, the Valuation Office Website provides a Rateable Value of £134,000.

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

EPC

EPC Rating of: E (I11)

VIEWINGS

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

LEGAL COSTS

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





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FURTHER INFORMATION

Should you require further information please contact:

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June 2023

Carter Jonas