

TRADE/ INDUSTRIAL & WAREHOUSE SPACE



PROMINENT
INDUSTRIAL
UNIT



FULL
HEIGHT
ROLLER
SHUTTER
DOOR



LARGE SELF CONTAINED
LOADING/PARKING TO
FRONT OF UNIT



PRIME LOCATION &
CLOSE PROXIMITY TO
AVONMOUTH DOCKS

TO LET
5,130 SQ FT



THE **AVONMOUTH**
TRADING ESTATE

UNIT 10
SECOND WAY
AVONMOUTH
BRISTOL
BS11 8DF



LOCATION

Second Way is located within 1 mile Junction 18 of the M5 Motorway and access to the M4/M5 interchange within 8 miles. The property is located in an established industrial / trade counter location, situated on the corner of Avonmouth Way and Second Way.

Nearby occupiers include Greggs, Nisbets and Booker Wholesale.

DESCRIPTION

The property comprises an end of terrace warehouse unit, with two storey ancillary office accommodation and a minimum eaves height of 5.5m and a height to pitch of 6.7m. The property has a roller shutter door measuring 5.6m wide x 4.5m high.

The property is of steel portal frame construction with part brick and part steel profile sheer cladding. There is a pitched roof, with 20% translucent roof panels and a concrete floor. There are multiple WCs and a kitchenette. Externally the property has a generous yard and parking area.

SERVICES

We are advised that all mains services are connected and the property has the benefit of three phase electricity. Prospective occupiers are advised to make their own investigations as to their state and condition.

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 FT	SQ M
Warehouse	4,064	377.58
Ground Floor Offices	533	49.49
First Floor Offices	533	49.49
TOTAL	5,130	476.56

TERMS

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

LEGAL COSTS

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

PLANNING

The property is anticipated to be suitable for Class B (c) Light Industrial and Class B8 Storage & Distribution purposes with ancillary offices. Prospective occupiers should make their own enquiries with the Local Planning Authority.

QUOTING RENT

Upon application.

BUSINESS RATES

Rateable Value: £42,000 (April 2023).
Please visit, www.tax.service.gov.uk for reference.

SERVICE CHARGE

There is a service charge payable for the upkeep and maintenance of the estates common parts.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

Please apply to the agents.

FURTHER INFORMATION

For further information please contact the sole letting agents.



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