Quoting Rent:

£20,000 per annum exclusive of VAT

10

The Property:

The premises comprises a mid-terraced light industrial unit that provides the following approximate Gross Internal Floor Area:

TOTAL 1,925 sq ft (178,83) sq m

Unit 10 Avon Business Park, Lodge Causeway, Bristol, BS16 3JP

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Central Bristol location. Wellestablished industrial estate. Good transport links.

Highlights

- Open Plan Warehouse
- Fitted Office Accommodation
- Allocated Car Parking
- Established Industrial Location
- Excellent Links to Bristol City Centre

The Location

N

learby Neighbors	Connectivity	
Travis Perkins	Junction 2 of M32	
Mr Clutch	1.0 mile	
Autocentres	Bristol City Centre	
Graphic Packaging LivGreen	3.0 miles	
	Junction 19 of M4	
	4.7 miles	

Accommodation

Unit	Size (SQ FT)	Availability
10	1,925	Available

Description

Unit 10 comprises a mid-terraced unit that has been built around a steel portal frame with brick and clad elevations.

The property benefits from warehouse space at ground floor level with additional fitted offices at first floor. The property benefits from a single surface level roller shutter door that provides immediate access from the loading forecourt into the warehouse.

There are a number of WCs and an historic gantry crane fitted within the warehouse.

Externally, there is a bank of car parking spaces that have been numbered and allocated to the unit as well a small loading area at the front elevation.

Tenure

The unit is available by way of a new full repairing and insuring lease.

VAT

All costs are subject to VAT where applicable.

Rent

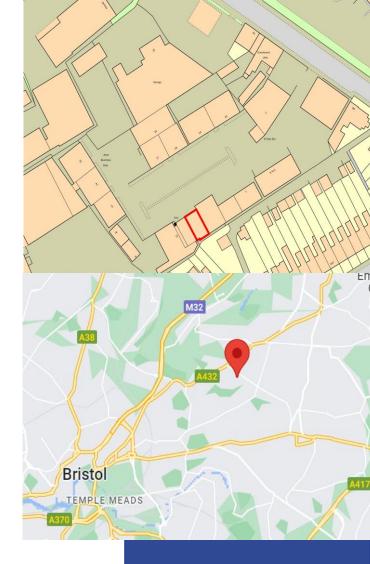
£20,000 per annum exclusive of VAT.

Legal Costs

Each party to bear their own legal and surveyor costs incurred in the transaction.

Energy Performance Certificate

E – 107.



Contacts

Tom Watkins Director +44 7917 093167 Tom.watkins@colliers.com

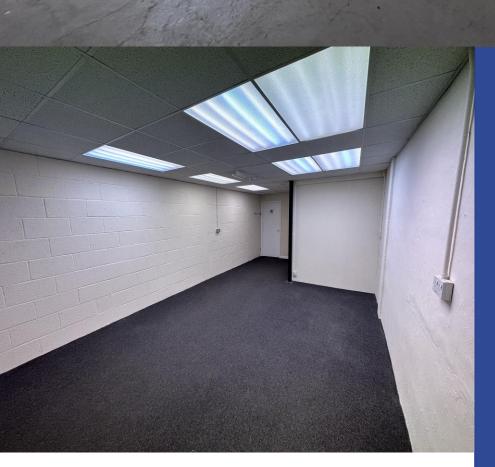
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