



Quoting Rent:

£65,000 per annum exclusive.

The Property:

The premises comprises an open plan warehouse with two-storey office accommodation and provides the following approximate Gross Internal Floor Area:

Warehouse:

3,972 sq ft (368.92 sq m)

Ground Floor Offices:

1,135 sq ft (105.45 sq m)

First Floor Offices:

1,135 sq ft (105.45 sq m)

TOTAL

6,242 sq ft
579.82 sq m

Unit 10 Gordano 19, Portbury, Bristol, BS20 7XE

Exclusive location. Modern industrial unit. Excellent transport links.

Highlights

- Recently Refurbished
- End of Terrace Warehouse
- Open Plan Warehouse
- Secure Yard Area
- Excellent Transport Links

The Location

Nearby Neighbors

- Wincanton
- Apetito
- Cazoo
- Gist
- Brakes

Connectivity

Junction 19 of M5
0.5 miles

Royal Portbury Docks
1 mile

M4/M5 Interchange
8 miles

Bristol City Centre
9 miles

Amenities

- LED Lighting
- Toilets
- Kitchenette
- Electric Loading Door
- 3-phase Electricity
- Allocated car parking and secure yard area

Description

Unit 10 comprises an end of terrace warehouse that had been constructed around a steel portal frame with an insulated clad roof incorporating approximately 10% translucent roof lights.

The open plan warehouse comprises a power floated concrete floor and benefits from an internal eaves height of 6m (19ft 6"). Ground and first floor office accommodation benefit from suspended ceilings and open plan layout.

Loading access is provided via a single surface level electric loading door as well as a separate pedestrian entrance at the front.

Externally the property benefits from a secure yard to the rear as well as 13 allocated car parking at the front.

Tenure

The property is available by way of sub-lease or assignment until November 2030. Alternatively, a new lease may be available directly from the Landlord.

Rent

Upon application.

VAT

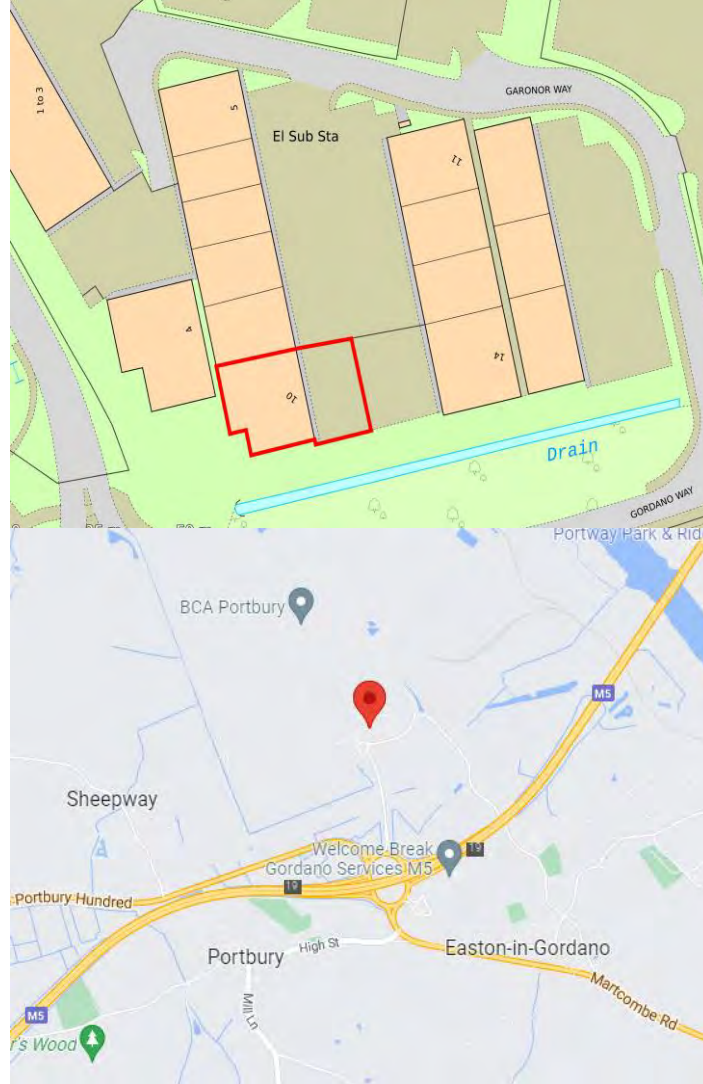
All costs are subject to VAT where applicable.

Legal Costs

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

Energy Performance Certificate

To be assessed for following refurbishment.



Contacts

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Signage Visible From Main Roundabout



Indicative Interior

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