

 J19 M5 – 0.5 MILES

 M4/M5 INTERCHANGE – 8 MILES

 BRISTOL CITY CENTRE – 9 MILES



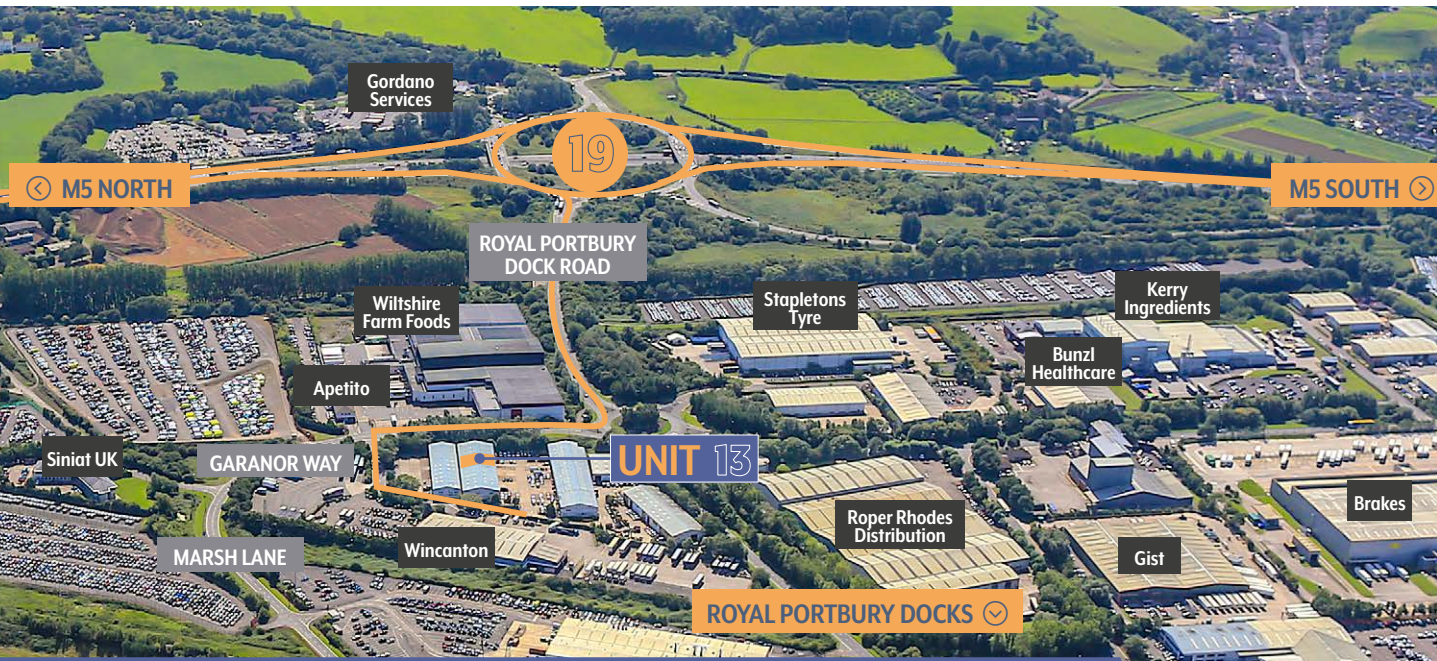
GORDANO 19 GARANOR WAY
PORTBURY
BS20 7XE

UNIT 13
MODERN WAREHOUSE / LIGHT INDUSTRIAL UNIT
3,907 SQ FT (362.9 SQ M) TO LET



LOCATION

- ⊙ Immediately adjacent to Junction 19 M5
- ⊙ One mile from the Royal Portbury Docks
- ⊙ Two miles from Portishead
- ⊙ Eight miles from the M4/M5 Almondsbury Interchange
- ⊙ Nine miles to Bristol city centre



IMMEDIATE ACCESS TO J19 OF THE M5





UNIT 13



Typical internal shows unit I4

3,907 SQ FT (362.9 SQ M) TO LET

DESCRIPTION

- ✓ Modern mid terrace light industrial unit
- ✓ Ideal for both distribution and port related occupiers
- ✓ Nearby occupiers include Bristol Port Company, Wincanton, Kerry Ingredients and Apetito

ACCOMMODATION	SQ FT	SQ M
Warehouse	2,978.50	276.64
Ground Floor Office / Amenity	464.25	43.13
First Floor Office / Amenity	464.25	43.13
TOTAL	3,907	362.9

The premises provide the following approximate gross internal areas (measured in accordance with the RICS Code of Measuring Practice).

UNIT 13 SPECIFICATION

- ✓ Light refurbishment to be undertaken
- ✓ Steel portal frame construction
- ✓ Minimum eaves of 6.5m (21 ft)
- ✓ Access via an electric roller shutter door
- ✓ Office over two floors with suspended ceilings, double glazing, central heating and WCs
- ✓ Allocated parking and loading areas
- ✓ EV Charging Facility

SERVICES

We are advised that the property is connected to mains water, drainage, gas and three phase electricity.

LEASE

The premises are available by way of a new fully repairing and insuring lease for a term of years to be agreed.

RENT

Upon application.

RATEABLE VALUE

Please contact the agents for rates payable.

EPC

EPC Rating is D. To be reviewed.

LEGAL COSTS

Both parties are responsible for their own legal costs incurred.

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.

VIEWINGS

For an appointment to view please contact the joint agents.

**BNP PARIBAS
REAL ESTATE**

0117 984 8400
realestate.bnpparibas.co.uk

Luke Whitmarsh

luke.whitmarsh@realestate.bnpparibas

Josh Gunn

josh.gunn@realestate.bnpparibas

JLL

0117 927 6691
jll.co.uk/property

Oliver Bird

Oliver.Bird@jll.com

Chris Yates

Chris.Yates@jll.com

SUBJECT TO CONTRACT Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited and JLL for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited, JLL nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Designed and produced by kubiakcreative.com 235855 12/23