

AVONBANK INDUSTRIAL ESTATE

WEST TOWN ROAD, AVONMOUTH, BS11 9DE

UNITS
TO LET

AVONMOUTH DOCKS

J18

A4 PORTWAY

VICTORIA RD

M5

PARK
& RIDE

A4 PORTWAY

A VARIETY OF UNIT SIZES
IN CLOSE PROXIMITY TO J18 M5
AVAILABLE TO LET



PRIME AVONMOUTH
LOCATION



LOCATED ADJACENT
TO PARK & RIDE











TO BE
REFURBISHED

M7

Real Estate

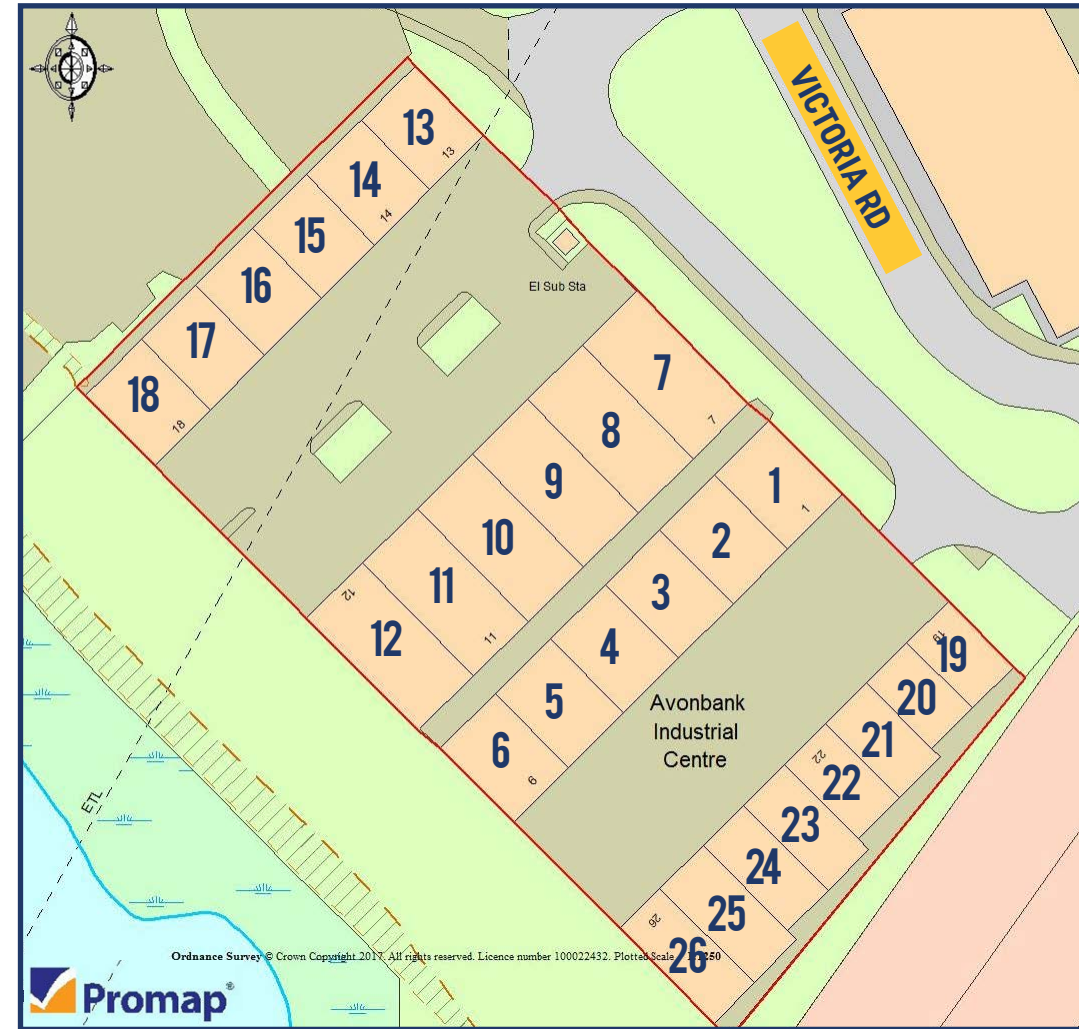
AN M7 INVESTMENT GROUP COMPANY

KEY FEATURES

-  Prime Avonmouth Location
-  Flexible lease terms
-  Excellent location for Docks/M5
-  Ideal Start up Units
-  Immediate occupation available
-  Located adjacent to Park & Ride
-  To be refurbished
-  Well managed estate

AVAILABILITY

PROPERTY	SQ FT	SQ M	RENT	AVAILABLE FROM
UNIT 7	3,503	325.4	£38,000	AVAILABLE JULY 2024
UNIT 24	1,715	159.3	£25,000	AVAILABLE MAY 2024
UNIT 25	1,963	182.3	£28,500	AVAILABLE MARCH 2024



Units 1 - 6



Typical Interior



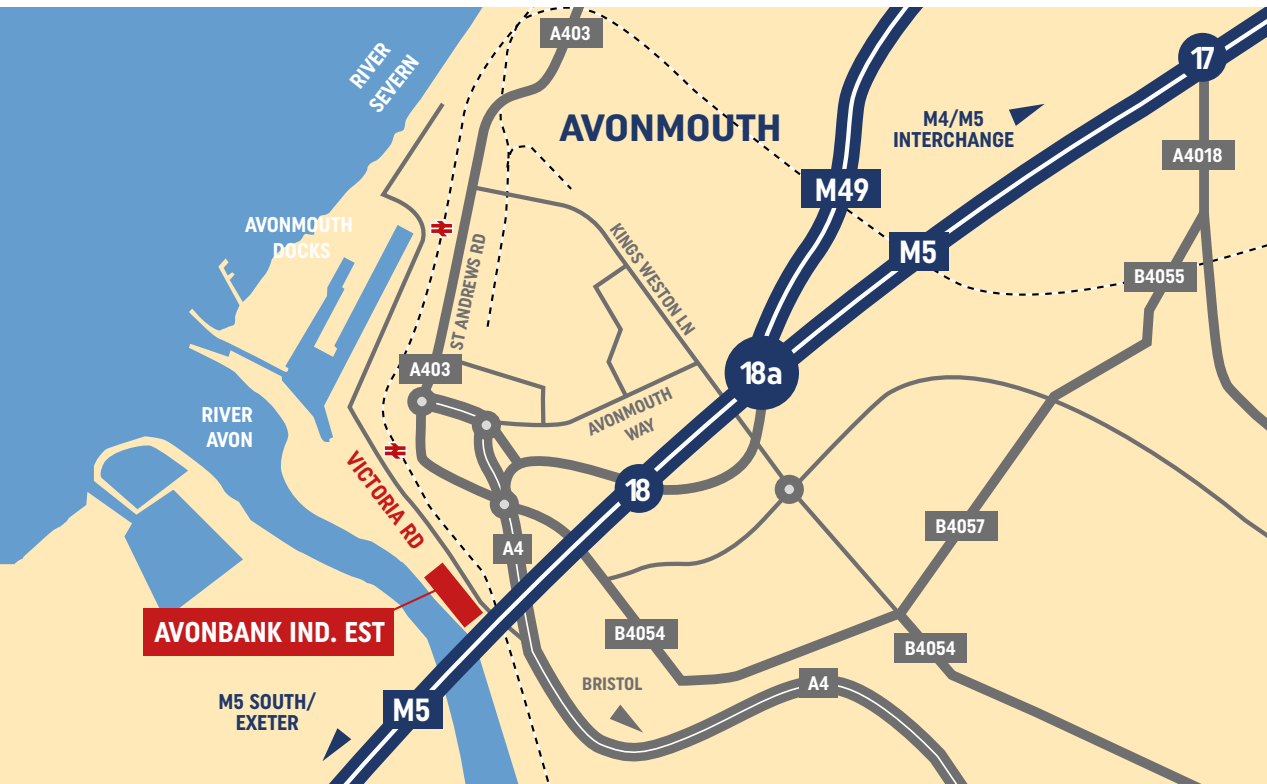
Units 17 & 18

DESCRIPTION

The units have been constructed around a steel portal frame with brick/block work cavity walls topped with profiled steel cladding beneath a pitched internally lined insulated roof incorporating translucent roof lights. Internally, each unit offers warehouse space with an internal office area with WC facilities.

LOCATION

Avonbank Industrial Estate is located on West Town Road, immediately off the A4 Portway, which offers direct access to Junction 18 of the M5 and M49 link to South Wales. Bristol City Centre is approximately 8 miles to the south east. The M4/5 interchange is around 7 miles to the north east.



TENURE

The units are available on flexible full repairing and insuring lease terms.

PLANNING

All applicants to make their own enquiries with the Local Planning Authority.

VAT

All figures are exclusive of VAT if Applicable.

SERVICE CHARGE

Circa. 52 pence per sq ft.

RATEABLE VALUE

Please contact the agents for rates payable.

EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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.

VIEWING & FURTHER DETAILS

For an appointment to view or for further information please contact the joint marketing agents:

**BNP PARIBAS
REAL ESTATE**

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