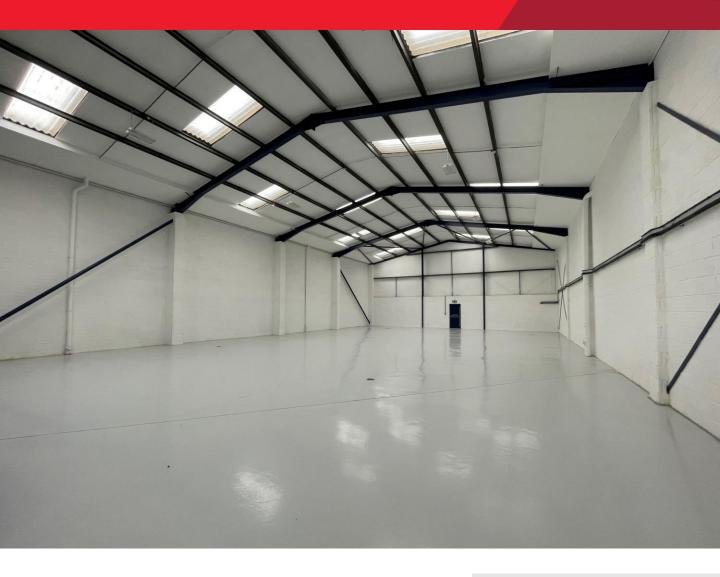


# **TO LET** – WAREHOUSE UNIT **Unit 2 Avonside Industrial Estate**

Feeder Road, Bristol, BS2 OTS



## 485.03 sq m (5,220 sq ft)

### **Property Highlights**

- Fully Refurbished
- Open Plan Warehouse
- 6m Minimum Eaves
- Fitted Office Accommodation
- Allocated Car Parking
- Established Industrial Location
- Good Transport Links

For more information, please contact:

Henry De Teissier +44(0) 786 082 1345 henry.deteissier@cushwake.com

Aric Asbridge +44(0) 782 735 6012 aric.asbridge@cushwake.com

South West & Wales

Pivot+Mark, 48-52 Baldwin Street, Bristol, BS1 1QB

cushmanwakefield.com



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#### Location

Unit 2 is situated on the well-established Avonside Industrial Estate 2.0 miles to the east of Bristol City Centre. Excellent motorway access is provided via Junction 19 of the M4 6 miles to the north east, accessed via Junction 3 of the M32 1.8 miles to the north. Nearby occupiers include Toolsation, Roofbase, Sunbelt Rentals, Jewson, and Graham plumbers Merchants.

#### **Description**

The property comprises a mid-terrace light industrial unit that has been built around a steel portal frame with an insulated sheet roof incorporating approximately 10% translucent roof lights.

The open plan warehouse benefits from a concrete floor and 6m minimum eaves and ground floor office accommodation that benefits from suspended ceilings. There is a concrete floor mezzanine at first floor level which can be utilized for further offices or storage purposes. The property also benefits from multiple WCs and a small kitchenette.

#### **Tenure & Terms**

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

#### **Accommodation**

	Sq Ft	Sq M
Warehouse	4,494	417.47
Ground Floor Offices	363	33.78
First Floor Mezzanine	363	33.78
Total	5,220	485.03

Measured in accordance with the RICS Code of Measuring Practice (6th Edition)

#### Rent

Rent on application.

#### **Rateable Value**

Please contact the agents for more information.

#### **VAT**

All figures are quoted exclusive of VAT.

#### **Energy Performance Certification**

To be reassessed post refurbishment works.

#### **Legal Costs**

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

#### **Anti-Money Laundering Regulations**

Including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

#### **Viewing & Further information**

For further information and to arrange an inspection, please contact either:

Henry De Teissier +44(0) 786 082 1345 henry.deteissier@cushwake.com

Aric Asbridge +44(0) 782 735 6012 aric.asbridge@cushwake.com

#### Or our joint agents, Colliers:

Tom Watkins on +44(0) 791 709 3167 Alex Van Den Bogerd on +44(0) 790 270 2882

#### February 2024



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