

HASLEMERE

INDUSTRIAL ESTATE

THIRD WAY | AVONMOUTH | BS11 9TP

WHAT3WORDS: ///YARD.SPUN.USERS

WAREHOUSE / INDUSTRIAL / OFFICE SPACE
TO LET FROM 5,000 - 20,000 SQ FT



Unit 6



PRIME LOGISTICS /
DISTRIBUTION LOCATION



FAST ACCESS TO JUNCTION
18/18A OF THE M5 MOTORWAY



CLOSE PROXIMITY TO
AVONMOUTH DOCKS

KEY FEATURES



Warehouse / Industrial / Office accommodation available



Roller shutter vehicular loading doors



Prime logistics / distribution location



Mains services including water, drainage and electricity



6.00 to 6.50m eaves heights and translucent roof panels



Concrete loading apron and allocated car parking



Steel portal frame construction with brick / steel clad elevations



Various unit / size combinations possible



Concrete floor and block walls



Flexible lease terms available

AVAILABILITY

UNIT NO.	WAREHOUSE	OFFICES	TOTAL GIA	AVAILABILITY	EPC RATING
Unit 6	7,322 sq ft (680.25 sq m)	810 sq ft (75.25 sq m)	8,132 sq ft (755.50 sq m)	Immediately Available. Following the comprehensive refurbishment	C - 68
Unit 8	13,385 sq ft (1,243.55 sq m)	949 sq ft (88.17 sq m)	14,334 sq ft (1,331.72 sq m)	Immediately Available	D - 86

All units have been measured on a Gross Internal Area (GIA) basis, in accordance with the RICS Code of Measuring Practice (6th edition).



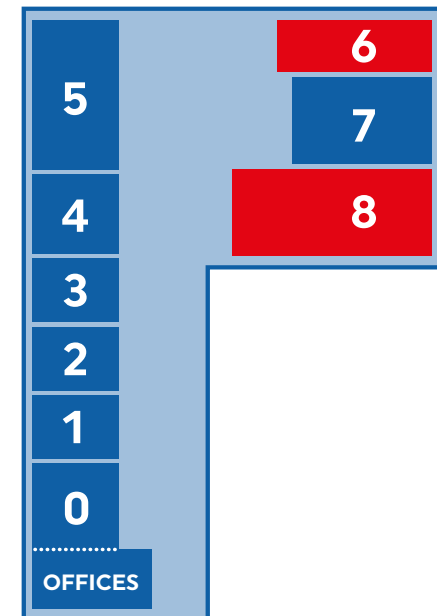
Unit 8



Indicative photo of a refurbished unit. Unit 6



Indicative photo of a refurbished unit. Unit 6



THIRD WAY

IN CLOSE PROXIMITY TO JUNCTION 18/18A OF THE M5 MOTORWAY



UNIT 6
8,132 SQ FT
(755.50 SQ M)
FULLY REFURBISHED
IMMEDIATELY AVAILABLE



LOCATION

- Situated on Third Way, Avonmouth
- Access via Avonmouth Way or A403 St Andrew's Road
- Within the established Avonmouth Trading Estate
- Close proximity to J18 / J18A of the M5 motorway
- M5 motorway connects to M4 and M49 motorways
- Close Proximity to Avonmouth Docks – 0.5 miles (0.80 km)
- Bristol City Centre – 7 miles (11.26 km)

SAT NAV: BS11 9TP

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OF THE M5
MOTORWAY**

**CLOSE
PROXIMITY TO
AVONMOUTH
DOCKS**

PLANNING

The units would be suitable for Class B1 (Office & Light Industrial), Class B2 (General Industrial), or Class B8 (Storage & Distribution) subject to any necessary consents. Interested parties are advised to make their own enquiries with Bristol City Council (0117 922 2000).

BUSINESS RATES

Interested parties are advised to make their own enquiries via www.voa.gov.uk and Bristol City Council (0117 922 2000).

ESTATE SERVICE CHARGE

An Estate Service Charge will be payable, towards the management and maintenance of the common parts of the estate.

FOR FURTHER INFORMATION

Please contact the joint agents:

CBRE

0117 943 5757

www.cbre.co.uk

Philip Cranstone

07717 587 726

Philip.cranstone@cbre.com

Alex Quicke

07867 193 908

Alex.quicke@cbre.com

TENURE

The units are available by way of new Full Repairing and Insuring (FRI) leases, for a term of years to be agreed, subject to status.

RENT

Upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

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.

**CUSHMAN &
WAKEFIELD**

0117 910 6699

cushmanwakefield.co.uk

Henry de Teissier

07860 821345

Henry.deteissier@cushwake.com

Aric Asbridge

07827 356 012

Aric.asbridge@cushwake.com