

# TO LET

## REFURBISHED WAREHOUSE

Unit 9 Avon Riverside, Victoria Road,  
Avonmouth, Bristol, BS11 9DB



**442.29 sq m (4,758 sq ft)**

### Property Highlights

- End of terrace warehouse.
- 1 mile from J18 of the M5.
- 5.8m eaves.
- 1 surface level loading door.
- 6 allocated car parking spaces.
- To be refurbished.
- Available from Q2 2024.

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### Location

The property is located on Avon Riverside Industrial Estate, approximately one mile from junction 18 of the M5 motorway via the A4 Portway. This provides excellent access to Bristol City Centre and the national motorway network with the M4 and M5 interchange at Almondsbury approximately six miles to the north.

### Description

The property comprises a warehouse/industrial unit of steel portal frame construction, configured to provide a combination of warehousing and office accommodation at ground floor level, together with additional office and ancillary accommodation to the first floor. Specification includes:

- Internal eaves height of 5.8m.
- Ground and first floor office accommodation, including kitchenette and WC facilities.
- Concrete loading apron.
- 1 level access loading door.
- 6 allocated car parking spaces.
- To be refurbished throughout.

### Mains Services

We understand the unit benefits from all mains services including electricity, water and drainage. Interested parties are advised to make their own enquiries regarding connectivity.

### Energy Performance Certificate

To be confirmed on completion of the refurbishment.

### Accommodation

All floor areas have been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA basis.

Accommodation	sq ft	sq m
Ground Floor Warehouse	3,762	349.59
Ground Floor Offices / Welfare	498	46.35
Mezzanine Storage	498	46.35
<b>OVERALL TOTAL</b>	<b>4,624</b>	<b>442.29</b>

### Quoting Rent

Rent on application.

### Tenure and Terms

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

### Business Rates

To be assessed on occupation.

### VAT

All figures quoted are exclusive of VAT.

### Legal Costs

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

### Anti-Money Laundering Regulations

In order to discharge its legal obligations, 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.

#### Important Notice

Cushman & Wakefield gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.





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**PLANS ARE MARKED FOR IDENTIFICATION PURPOSES ONLY**



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