

## TO LET — WAREHOUSE UNIT Unit 4a/5 Avonside Industrial Estate Feeder Road, Bristol, BS2 0UQ



# 979.93 sq m (10,548 sq ft)

# **Property Highlights**

- To be Fully Refurbished (to include a new roof)
- 6m Minimum Eaves
- Secure Yard
- 2 Level Access Roller Shutter Doors
- Fitted Office Accommodation
- Allocated Car Parking

For more information, please contact:

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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

South West & Wales

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

cushmanwakefield.com



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#### Location

Unit 4a/5 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, Screwfix, Roofbase, Sunbelt Rentals, Jewson, and Graham plumbers Merchants.

#### Description

The property comprises an end of 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, as well as ground and first floor office accommodation that benefits from suspended ceilings. The property also benefits from multiple WCs and a small kitchenette. Externally, the unit benefits from a secure yard area and a large allocated parking provision.

#### **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
Unit 4a	4,925	457.54
Unit 5 (inc. offices)	5,623	522.39
Total	10,548	979.93

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

#### Rent

Rent on application.

#### Rateable Value

Please contact the for agents 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**

Includina under applicable anti-monev 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

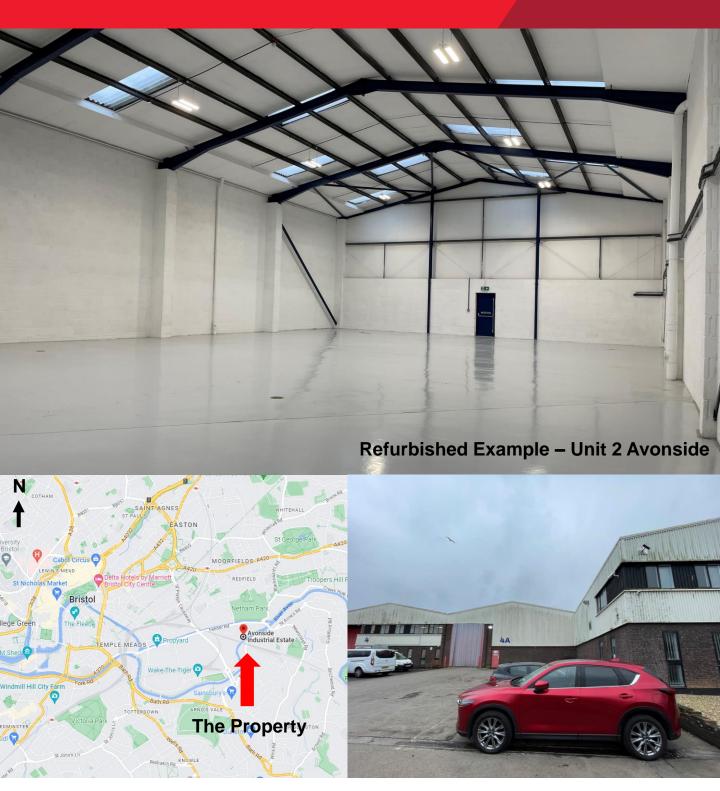
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March 2024



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