



THIRD WAY
AVONMOUTH
BS11 9HL

HOME

LOCATION

SPECIFICATION

FURTHER INFO

THE **FIRST** UNIT
AT THE **SECOND** ADDRESS
ON **THIRD** WAY

60% NOW LET

TO LET

5250 - 7385 SQ.FT. REMAINING (487.74 – 686.08 SQ.M.) / 2 THIRD WAY, AVONMOUTH BS11 9HL



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JUNCTION 18, M5 MOTORWAY

LOCATION

The property is located on Third Way, a popular and well established location benefiting from easy access to the M5 Motorway at Junction 18.

The property fronts Third Way which offers direct access to the A403 St Andrews Road and is less than 1 mile from the M5 Motorway.

Avonmouth is a well-established industrial location 8 miles to the west of Bristol City Centre and offers excellent transport links to the South West, South Wales and the Midlands.

TRAVEL TIMES / DISTANCES

	Distance (miles)	Approx Travel Times
Newport	25	33 mins
Cardiff	39	46 mins
Gloucester	36	47 mins
Taunton	45	50 mins
Exeter	80	1hr 20 mins



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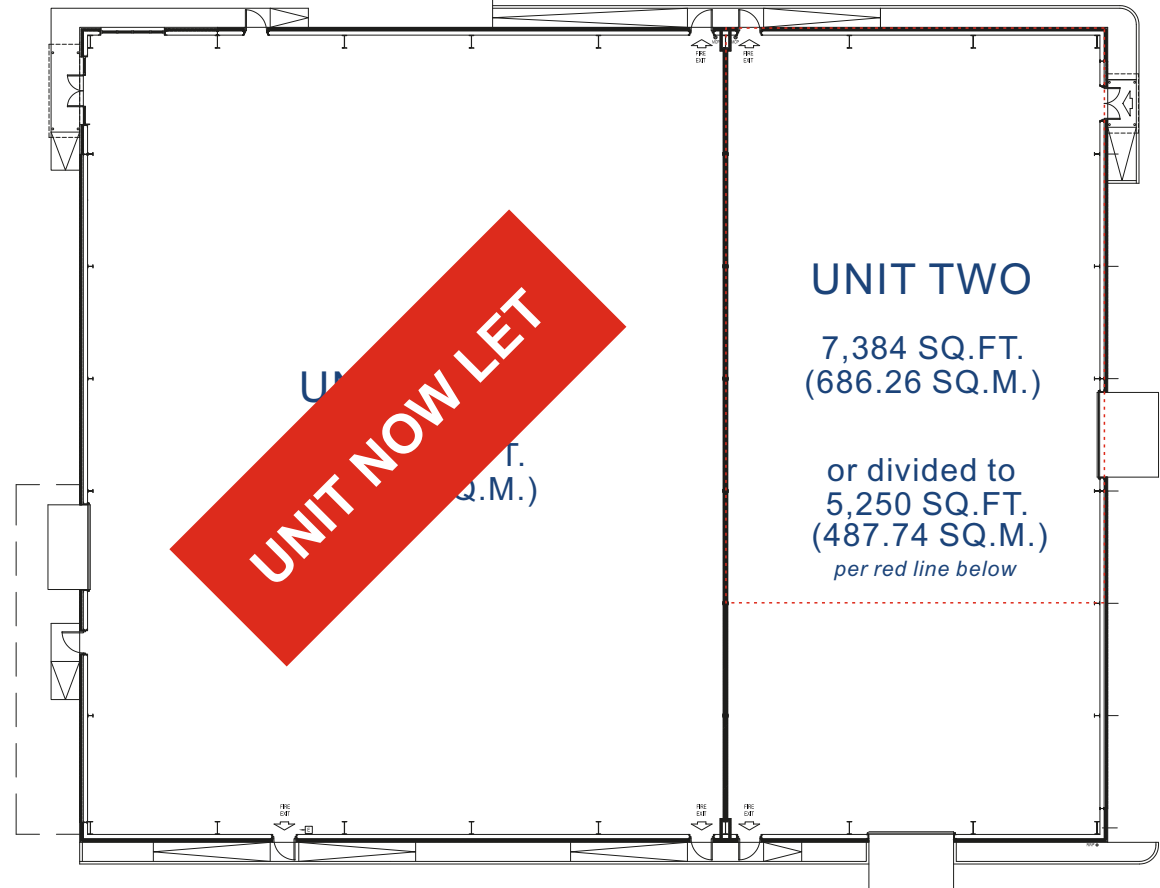
FURTHER INFO



SPECIFICATION

The property is newly constructed and benefits from the following specifications:

- Steel portal frame under a pitched double stainless steel roof incorporating +10% roof lights.
- 6m to eaves
- Electric roller shutter doors
- Concrete yard
- Concrete floor with 32kn/m² loading
- First Floor windows for natural lighting and ability to install mezzanine floor
- Capped services
- 3 phase power
- External loading area
- Marked car parking spaces
- Pedestrian entrance





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PLANNING

The property benefits from B1, B2 & B8 consent.

TERMS

The property is available by way of a new lease on terms to be agreed.

EPC

To be assessed upon completion.

CONTACT

For further information, please contact:

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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. CJ/RPC/Hollister HD2320 07/2019