



**Unit 1
Lescren Way
Avonmouth
Bristol
BS11 8DG**

**Trade Counter / Industrial Unit
4,281 sq ft (398 sq m)
6.20m eaves height**

- **Prominent trade counter unit off Avonmouth Way.**
- **Full height roller shutter door.**
- **Large self contained loading / parking area.**
- **Within 1 mile of M5 Motorway J18 and Avonmouth docks.**

LOCATION

Lescren Way is located within 1 mile of the A4 Portway and J18 of the M5 Motorway, which in turn provides access to the M4/M5 interchange. The property is located at the junction of Avonmouth Way and Lescren Way providing excellent prominence.

Nearby occupiers include Greggs, Nisbets, Davies Turner and Booker Wholesale.

DESCRIPTION

The property comprises a prominent end of terrace trade counter / industrial unit, with a minimum eaves height of 6.2m. The unit is currently fitted out to provide trade counter accommodation. The property has two roller shutter doors, measuring 5.0m wide X 5.5m high.

The property is of steel portal frame construction, with part brick and part steel profile sheet cladding. There is a pitched roof, with 20% translucent roof panels and a concrete floor. There are multiple WC's and a kitchenette.

Externally the property has a generous yard and parking area to the front of the unit, with potential to extend the yard along the gable end of the property.

SERVICES

We are advised that all mains services are connected and the property has the benefit of three phase electricity. However, prospective occupiers are advised to make their own investigations as to their state and condition.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis. The floor areas are noted below:

	Sq Ft	Sq M
Warehouse	3,437	319
Trade Counter	844	78
TOTAL	4,281	397

TERMS

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

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

PLANNING

The property is anticipated to be suitable for Class B1 (c) Light Industrial and Class B8 Storage & Distribution purposes.

Prospective occupiers should make their own enquiries with the Local Planning Authority.

QUOTING RENT

Upon application.



BUSINESS RATES

Rateable Value: £20,500

See:- <https://www.tax.service.gov.uk> for reference.

SERVICE CHARGE

There is a service charge payable for the upkeep and maintenance of the estates common parts.

VAT

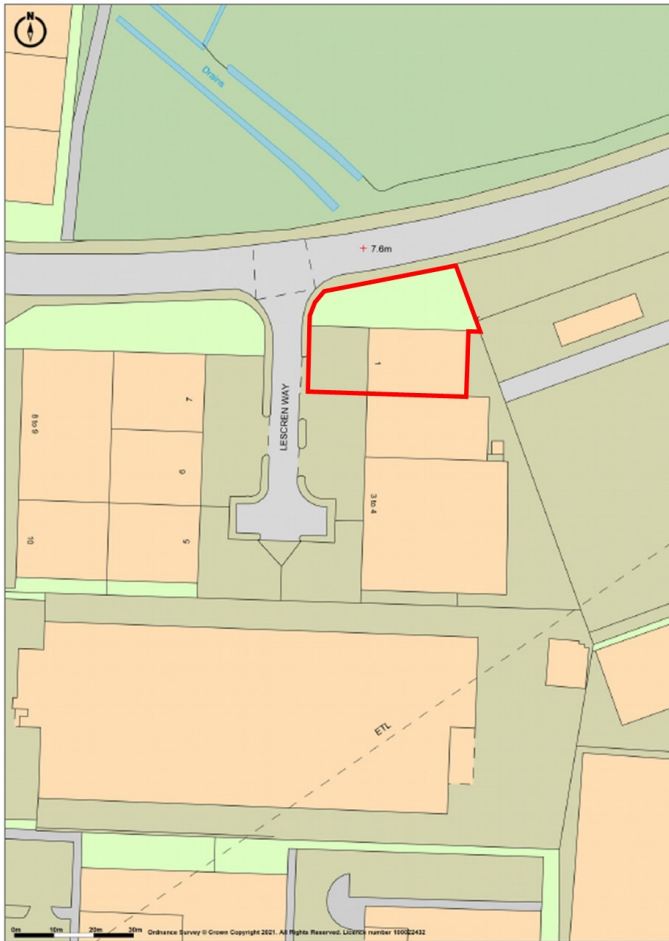
All figures quoted are exclusive of VAT where applicable..

EPC

Please apply to the agents.

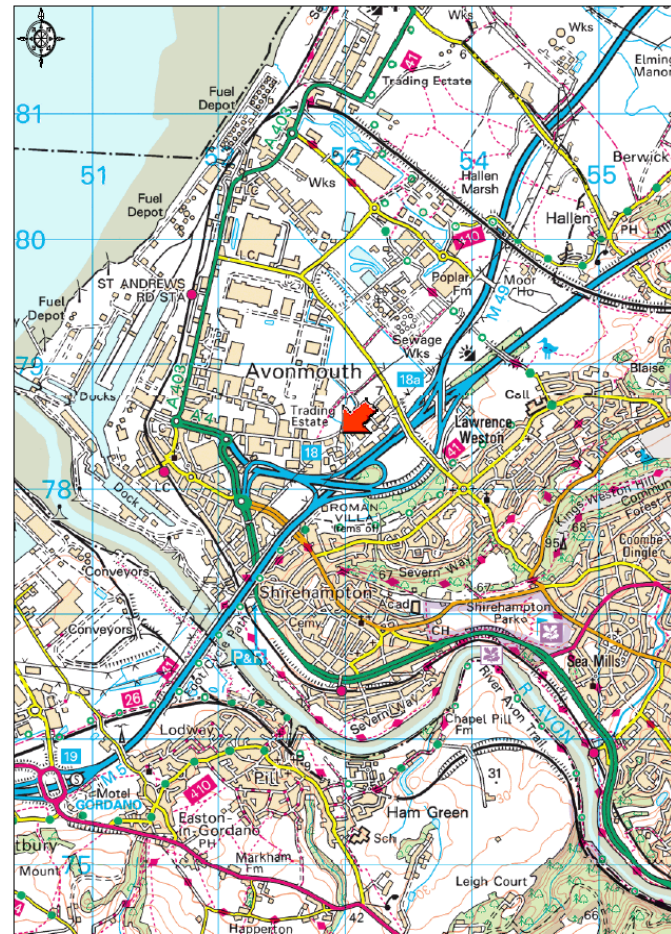
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SUBJECT TO CONTRACT



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FURTHER INFORMATION Should you require further information or wish to view please contact:

George Lynch

0117 922 1222 | 07557 742 765
george.lynch@carterjonas.co.uk
St Catherine's Court, Berkeley Place, Bristol BS8 1BQ

Alison Williams

0117 922 1222 | 07917 041 109
alison.williams@carterjonas.co.uk
St Catherine's Court, Berkeley Place, Bristol BS8 1BQ

Or our joint agent Chris Miles of Russell PC

0117 973 2007 | 07970 886 740
chris@russellpc.co.uk
12 Whiteladies Road, Bristol BS8 1PD

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