



Unit 1
The Polygon
Fourth Way
Avonmouth
Bristol BS11 8DP

Industrial / Trade Counter Unit
1,865 sq ft (173.26 sq m)
5.27m eaves height

- **Prominent unit located on a popular, well established and managed industrial estate.**
- **Full height roller shutter door and HGV loading area.**
- **5 allocated car parking spaces.**
- **Within 1 mile of M5 Motorway J18 and Avonmouth docks.**

LOCATION

The Polygon is located within 1 mile of the A4 Portway and J18 of the M5 Motorway. The property is located in an established industrial / trade counter location, situated off of fourth way, adjacent to Avonmouth Way.

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

DESCRIPTION

The property comprises a recently refurbished, prominent end of terrace modern industrial / trade counter unit.

The property is of steel portal frame construction, with part brick and part steel profile sheet cladding. There is an insulated pitch roof, with 20% translucent roof panels and a concrete floor. There are male and female WC's, a kitchenette, suspended gas heater, and UPVC pedestrian door—providing potential for the installation of offices / trade counter accommodation.

Eaves height of 5.27m and a clear height of 4.70m, a full height roller shutter door and HGV loading area, along with five allocated car parking spaces.

SERVICE CHARGE

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

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	1,865	173.22
TOTAL	1,865	173.22

TERMS

The property is available to let on a 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

£26,110 per annum exclusive.

BUSINESS RATES

Rateable Value: £18,500

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

VAT

All prices quoted are exclusive of VAT.



EPC

E125.

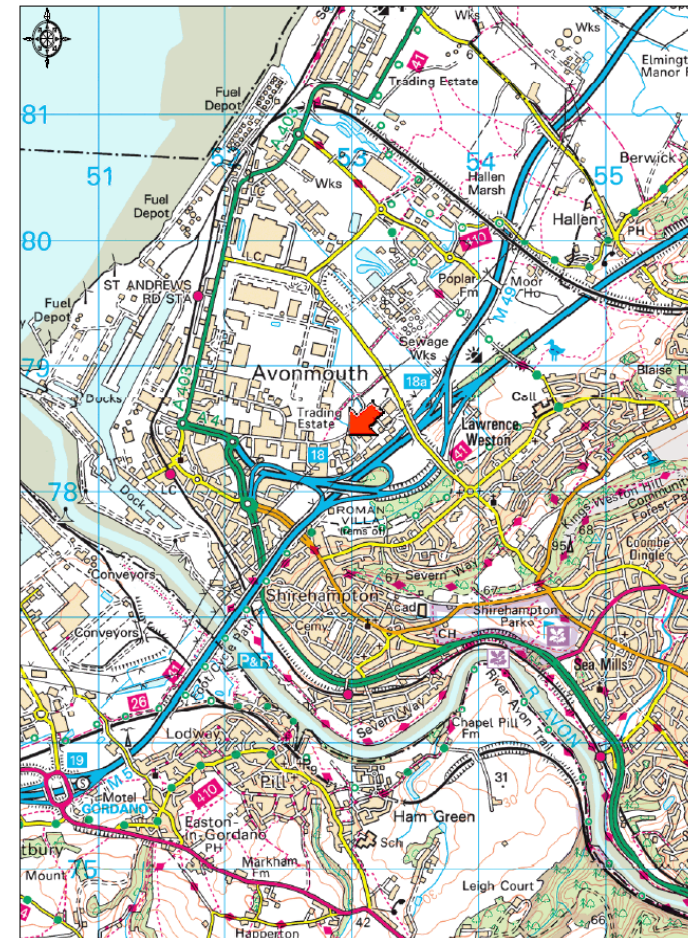


Typical Unit



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

George Lynch

0117 363 5698 | 07557 742 765

george.lynch@carterjonas.co.uk

St Catherine's Court, Berkeley Place, Bristol BS8 1BQ

Ed Cawse

0117 922 1222 |

ed.cawse@carterjonas.co.uk

St Catherine's Court, Berkeley Place, Bristol BS8 1BQ

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