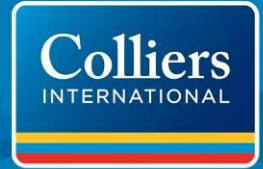


# LEASEHOLD

## Industrial/Warehouse Unit



## UNIT 10 AVON BUSINESS PARK, LODGE CAUSEWAY, BRISTOL, BS16, 3JP

- Located within 1 mile of Junction 2 of the M32
- End terrace warehouse/industrial unit with office accommodation
- Leasehold

## Contact us

Strictly by prior appointment with Colliers International, through:

Tim Davies

+44 117 917 2048

[tim.davies@colliers.com](mailto:tim.davies@colliers.com)

Colliers International  
Broad Quay  
BRISTOL  
BS1 4DJ

[www.colliers.com/uk/industrial](http://www.colliers.com/uk/industrial)

## LOCATION

- Located on the Avon Business Park, Lodge Causeway, Fishponds
- Access to Bristol City Centre is provided via the A432 Fishponds Road
- Within 1 mile of Junction 2 of the M32.

## DESCRIPTION

- End terrace warehouse/industrial unit
- Access into the unit is via a surface level loading door measuring 2.4m (7.9ft) wide by 2.8m (9.3ft) high.
- Separate pedestrian access
- Services including mains water, drainage and electricity. A gas supply is available on the estate.
- External loading area and designated car parking.
- WC facilities.

## ACCOMMODATION

The Property has the following approximate gross internal floor areas

Unit 10                                      2,206 sq ft      (205 sq m)

## TENURE

The property is available on a leasehold basis for a term to be agreed.

## RENT

£8,475 per annum (£3.75 per sq ft)

## BUSINESS RATES

Rateable Value                      £8,100

Rates Payable (13/14)            £3,815.10

Interested parties are advised to make their own enquiries.

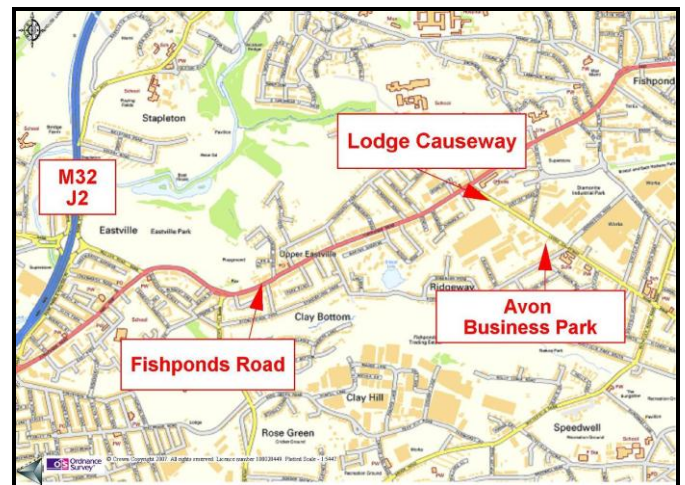
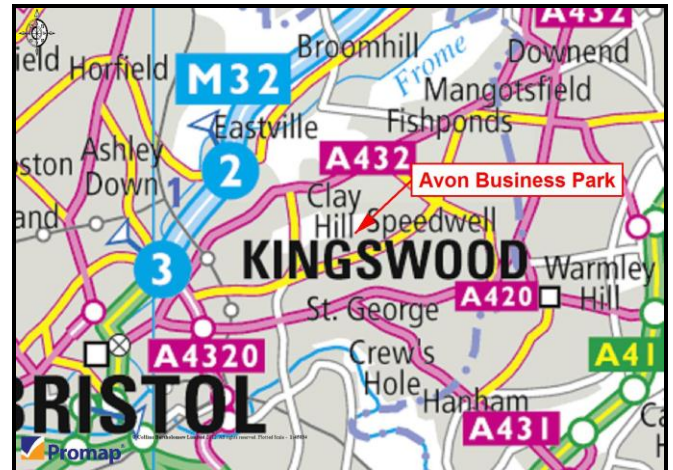
## VAT

All figures quoted are exclusive of VAT if applicable.

Interested parties are advised to make their own enquiries.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the transaction.



Subject to Contract May 2013

### Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general guide only for the guidance of intending purchasers, or lessees or third parties and not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

26.05.2010

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