



Typical Refurbishment

Quoting Rent:

£55,000
per annum
exclusive of VAT

The Property:

The premises comprises an open plan warehouse with two-storey office accommodation and provides the following approximate Gross Internal Floor Area:

Warehouse:

4,494 sq ft (417.47 sq m)

Ground Floor Offices:

363 sq ft (33,78 sq m)

First Floor Mezzanine:

363 sq ft (33,78 sq m)

TOTAL

5,220 sq ft
485.03 sq m

Unit 2 Avonside Industrial Estate, Feeder Road, Bristol, BS2 0TS

Central Bristol location. Well-established industrial estate. Good transport links.

Highlights

- **Fully Refurbished**
- Open Plan Warehouse
- 6m Minimum Eaves
- Fitted Office Accommodation
- Allocated Car Parking
- Established Industrial Location

The Location

Nearby Neighbors

- Toolstation
- Roofbase
- Sunbelt Rentals
- Jewson
- Graham Plumbers Merchants

Connectivity

- Junction 16 of M5
1.8 miles
- Bristol City Centre
2.0 miles
- Junction 19 of M4
6.0 miles

Amenities

- Allocated Car Parking
- 6m Minimum Eaves
- Fitted Office Accommodation
- W/C & Kitchenette
- Surface Level Loading

Description

Unit 2 comprises a mid-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 (19ft 6") and ground floor office accommodation that benefits from suspended ceilings. There is a concrete floor mezzanine at first floor level which can be utilised for further offices or storage purposes. The property also benefits from multiple WCs and a small kitchenette.

Loading access is provided via a new single surface level electric loading door at the front of the property as well as a separate pedestrian door.

Externally the property benefits from 6 allocated car parking spaces as well as an allocated loading forecourt.

Tenure

The property is available in by way of a new full repairing and insuring lease.

Rent

£55,000 per annum exclusive of VAT..

VAT

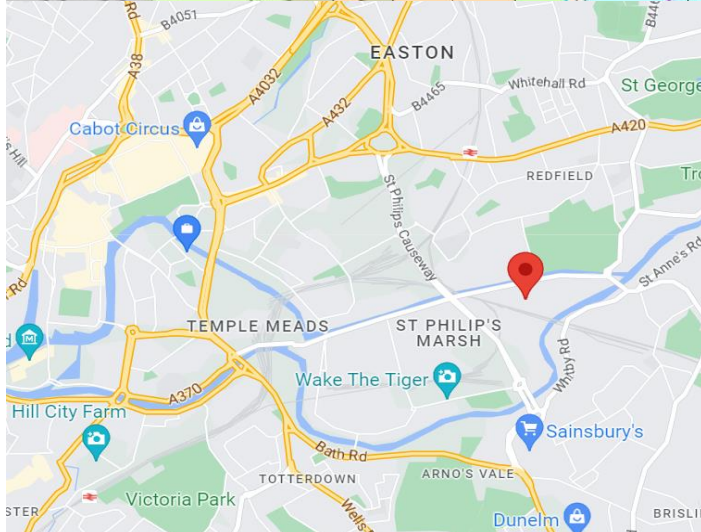
All costs are subject to VAT where applicable.

Legal Costs

Each party to bear their own legal and surveyor costs incurred in the transaction.

Energy Performance Certificate

To be reassessed post refurbishment works.



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Unit 3 Avonside – Refurbished August 2021



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