

# UNITS 2,3 & 4 AVONMOUTH WAY INDUSTRIAL ESTATE

Avonmouth Way  
Avonmouth  
Bristol  
BS11 9YA

30,358 to 102,946 sq ft  
INDUSTRIAL UNIT TO LET



- Excellent location for Docks/M5
- Prominent road frontage
- Adjacent motorway junction
- 5.8m eaves
- 10 loading doors
- 3 access points and yard area
- Unit 3 steel roof and cladding
- Flexible lease terms
- Large yard / circulation

  
AVAILABLE  
NOW

  
PROMINENT  
POSITION

  
FLEXIBLE  
TERMS

# UNITS 2,3 & 4 AVONMOUTH WAY INDUSTRIAL ESTATE

- Area: 102,946 sq ft (9,563 sq m)
- Available now
- Rent: On application
- 2 minutes from M5

## 30,358 to 102,946 sq ft INDUSTRIAL UNIT TO LET

### LOCATION

The subject property is located in a high profile location adjacent to J18 of M5. The premises fronts directly onto the main arterial route through Avonmouth. Bristol City Centre is approximately 8 miles to the south east. The M4/5 interchange is around 7 miles to the north east.

### DESCRIPTION

The warehouse is constructed by way of a steel portal frame with brick/block work cavity walls. The property has an eaves height of 5.8m (19ft). Unit 2 benefits from welfare facilities and offices, and loading is via two roller shutter doors.

Unit 3 has relatively new cladding and steel profile roof providing +15% natural lighting. There are four electric roller shutter doors. The property provides car parking to the front of unit 2, along with an access road from Avonmouth Way connecting to Third Way providing side loading along side both units.

Unit 4 benefits from a large yard and 4 loading doors. There is a separate yard for loading and parking accessed from Third Way. Fronts directly onto the main arterial route through Avonmouth.

### ACCOMMODATION

FLOOR	AREA SQ FT	AREA SQ M
UNIT 2	30,358	2,820
UNIT 3	50,536	4,695
UNIT 4	22,052	2,048
<b>TOTAL</b>	<b>102,946</b>	<b>9,563</b>

**TENURE:** New FRI lease for a terms of years to be agreed

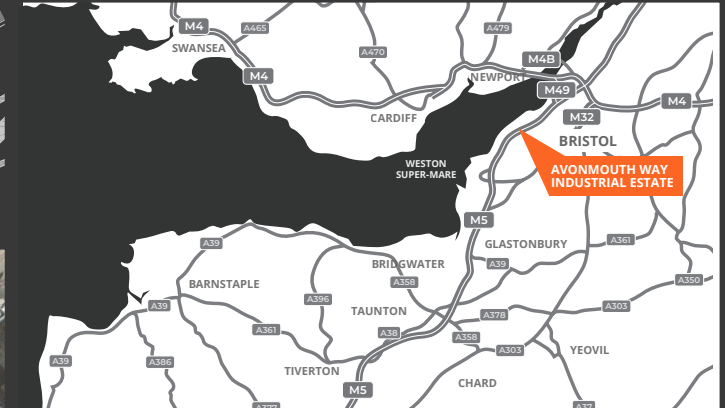
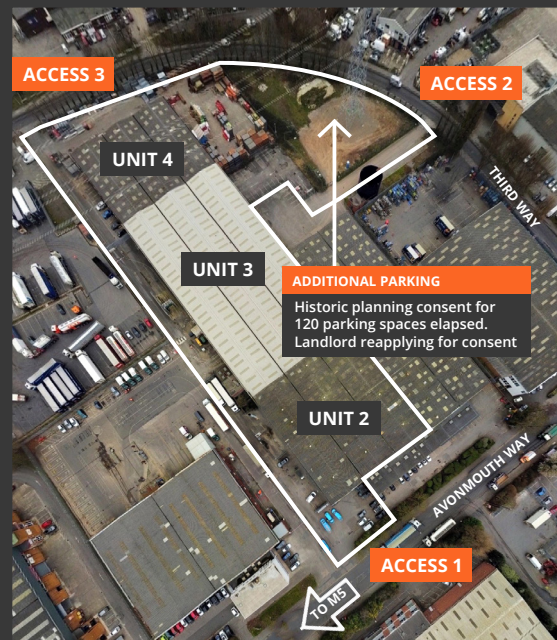
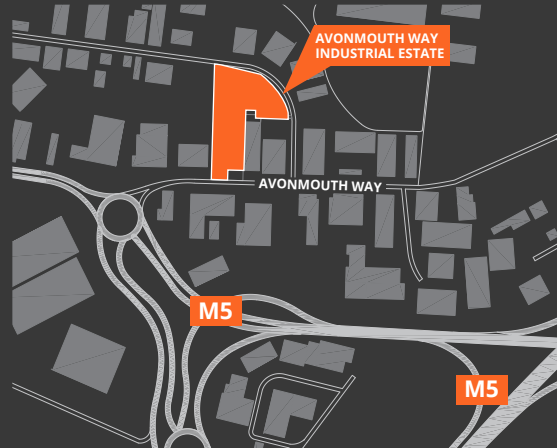
**PLANNING:** B8 storage and distribution      **RENT PA:** POA

**VAT:** All figures are exclusive of VAT if applicable.      **EPC:** Available upon request

**RATEABLE VALUE:** To be assessed      **SERVICE CHARGE:** POA

**LEGAL COSTS:** Each party to be responsible for their own legal costs

Misrepresentation Act These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract. 2023.



For further information or to arrange a viewing, please contact:



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**SUBJECT TO CONTRACT**