



**485.03 sq m (5,220 sq ft)**

## **Property Highlights**

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

For more information, please contact:

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# TO LET – WAREHOUSE UNIT

## Unit 2 Avonside Industrial Estate

Feeder Road, Bristol, BS2 0TS

### Location

Unit 2 is situated on the well-established Avonside Industrial Estate 2.0 miles to the east of Bristol City Centre. Excellent motorway access is provided via Junction 19 of the M4 6 miles to the north east, accessed via Junction 3 of the M32 1.8 miles to the north. Nearby occupiers include Toolsation, Roofbase, Sunbelt Rentals, Jewson, and Graham plumbers Merchants.

### Description

The property 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 and ground floor office accommodation that benefits from suspended ceilings. There is a concrete floor mezzanine at first floor level which can be utilized for further offices or storage purposes. The property also benefits from multiple WCs and a small kitchenette.

### Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Accommodation

	Sq Ft	Sq M
Warehouse	4,494	417.47
Ground Floor Offices	363	33.78
First Floor Mezzanine	363	33.78
<b>Total</b>	<b>5,220</b>	<b>485.03</b>

Measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition)

### Rent

Rent on application.

### Rateable Value

Please contact the agents for more information.

### VAT

All figures are quoted exclusive of VAT.

### Energy Performance Certification

To be reassessed post refurbishment works.

### Legal Costs

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

### Anti-Money Laundering Regulations

Including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

### Viewing & Further information

For further information and to arrange an inspection, please contact either:

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### Or our joint agents, Colliers:

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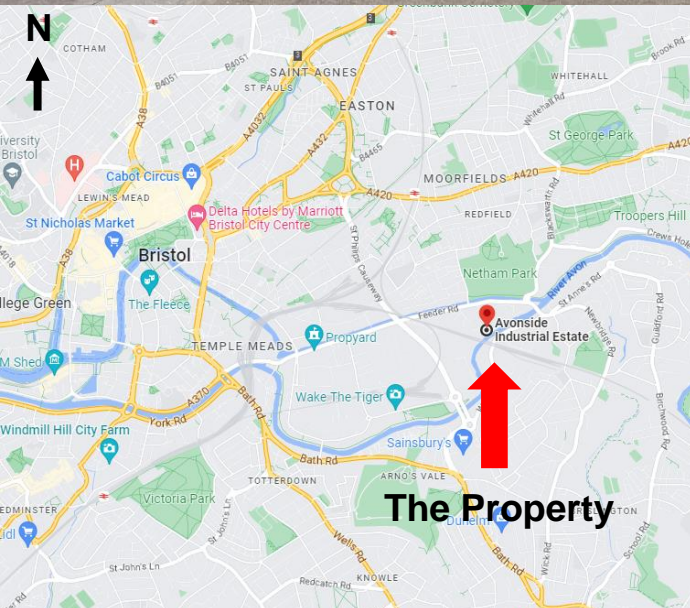
February 2024



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**PLANS ARE MARKED FOR  
IDENTIFICATION PURPOSES  
ONLY**