



Passing Rent:

£103,700
per annum
exclusive

The Property:

The premises comprises an open plan warehouse with ground floor offices and trade counter, that provide the following approximate Gross Internal Floor Area (GIA):

Warehouse:

5,924 sq ft (550.29 sq m)

Trade Counter:

1,996 sq ft (185.47 sq m)

TOTAL

7,920 sq ft
735.76 sq m

(Mezzanine)

1,996 sq ft (185.47 sq m)

Unit 14 Avonside Industrial Park, Feeder Road, St Philips, Bristol, BS2 0UQ

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

Highlights

- **Prominent Trade Location**
- Secure Yard
- Open Plan Warehouse
- 6m Minimum Eaves
- Allocated Car Parking
- Established Industrial Location

The Location

Nearby Neighbors

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

Connectivity

Junction 3 of M32
1.8 miles

Bristol City Centre
2.0 miles

Junction 19 of M4
6.0 miles

Amenities

- Secure Yard
- 6m Minimum Eaves
- Fitted Office Accommodation
- W/C & Kitchenette
- Surface Level Loading

Description

The subject property comprises of a mid terrace light industrial, trade counter unit which has been built around a steel portal frame with an insulated clad roof incorporating approximately 10% translucent roof lights, and clad brick elevations.

The open plan warehouse benefits from a concrete floor and 6m minimum eaves (19ft 6"), LED lighting, a gas warehouse heater and fitted offices & trade counter at the front. with a steel mezzanine. The property also has multiple WCs and a small kitchenette as well as a steel mezzanine that is currently used for storage.

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

Externally, the property benefits from 7 allocated car parking spaces at the front, as well as a secure yard area to the rear which can provide car parking for a further 6 cars.

Tenure

The property is available in an as seen condition by way of a sub-lease or assignment until May 2029. Alternatively, a new lease may be available directly from the Landlord.

Rent

The current passing rent for the property is £103,700 per annum exclusive.

VAT

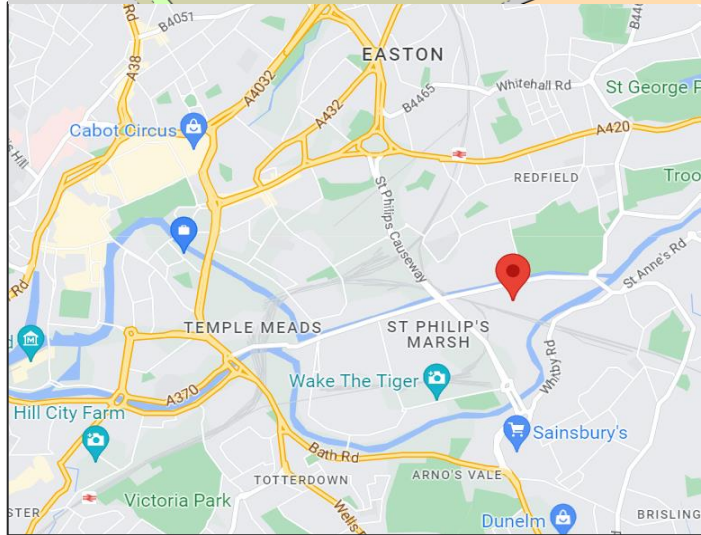
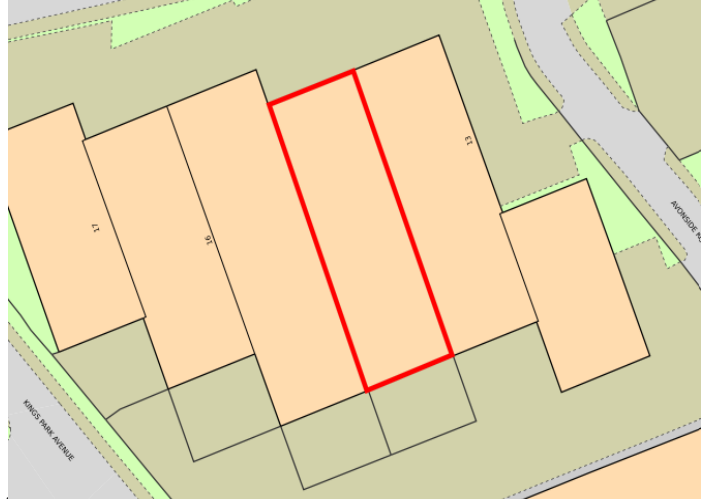
All costs are subject to VAT where applicable.

Legal Costs

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

Energy Performance Certificate

Available upon request.



Contacts

Alex Van Den Bogerd
Associate Director
+44 7902 702882
Alex.vandenbogerd@colliers.com

Ben Tothill
Senior Surveyor
+44 7796 971218
Ben.tothill@colliers.com

Colliers
10 Templeback
Bristol
BS1 6FL
+44 117 917 2000

Colliers.com



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