



41,000 SQ FT (3,809 SQ M) WAREHOUSE UNIT
TO LET ON FLEXIBLE TERMS

WELL LOCATED | ECONOMICAL | DISTRIBUTION SPACE

UNIT B
NOVA CENTRE
Avonmouth, BS11 9DJ



3 ROLLER SHUTTER DOORS

WITH A LOADING CANOPY



DOUBLE SKINNED ROOF WITH 28'6"

(8.7M) CLEAR EAVES HEIGHT AT APEX



MAINS GAS, WATER, ELECTRICITY

AND DRAINAGE



CONCRETE SURFACED LORRY STANDING

AND CAR PARKING AREAS ON A SELF-CONTAINED SITE



ADDITIONAL SECURE YARD

OF 0.47 ACRES (0.19 HA)

Accommodation

Ground floor offices	1,345 sq ft	125.02 sq m
Ground floor warehouse	39,655 sq ft	3,683.88 sq m
Total	41,000 sq ft	3,808.9 sq m

Measured on a GIA basis in accordance with the RICS Code of Measuring Practice (6th edition).

IDEAL FOR

DISTRIBUTION

0.25 MILES

FROM J18 M5 AND M49

LARGE

ADJACENT SECURE YARD

6 MILES FROM

M4/M5 INTERCHANGE

SAT NAV

REF BS11 9DJ

IMMEDIATE

ACCESS TO A4 AVONMOUTH WAY

Viewing: For further information or to arrange a viewing, please contact the joint agents:



Rob Russell

M: 07540 994123

Rob@russellpc.co.uk

Chris Miles

M: 07970 886740

Chris@russellpc.co.uk



Alex Van Den Bogerd

M: 07902 702882

Alex.VanDenBogerd@colliers.com

Ben Tothill

M: 07796971218

Ben.Tothill@colliers.com

On the instruction of:



ALTITUDE
ASSET MANAGEMENT

Terms: The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed. Rent on application.

Legal Costs: Each party to bear their own legal costs.

Rateable Value: £194,000 listed as warehouse and premises. Please contact the agents for rates payable.

EPC: Unit B has an EPC rating of C.

The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. February 2026. Unit B Photography January 2019.

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0117 917 2000
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