Unit 6 Dean Road Trading Estate

Avonmouth, BS11 8AT

Warehouse | 18,387 ft²

- New loading doors with level access
- Three-phase electricity
- Secure gated yard
- 24 hour security
- APNR managed security barrier
- Recently refurbished



Location & Connections

Dean Road Trading Estate is a prime location for hauliers and related trades who require good access to the motorway network. It is located in the heart of Avonmouth's industrial area.

Bristol benefits from excellent road links being situated close to the intersection of the M4, M5 and M49 motorways. The M5 links the city to Exeter and Cornwall and Birmingham to the north. The M4 links Cardiff to the west and London to the east. The M49 joins the M5 at Junction 18 and provides a link to the M4 at Junction 22. Bristol also benefits from excellent rail, sea and air transportation links.









Description

Unit 6 is a detached unit of steel portal frame construction with clad elevations under a pitched roof. The property is configured as an open plan warehouse with an external modular office to the front elevation. Previously the property was used as a cold store.

The property benefits from a minimum eaves height of 6.1m (9.51m to pitch) Externally, the property currently benefits from a sizeable concrete yard. The property also benefits from a forklift loading ramp areas to the side elevation. The unit is recently undergone a refurbishment to provide four new level loadings doors.

Further information

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

Ed Rohleder
Knight Frank
ed.rohleder@knightfrank.com
07775 115 969

Tom Park
Knight Frank
Thomas.Park@knightfrank.com
07966 252 816

Scott Jones
Mileway
walesandsouthwest@mileway.com
0292 168 0815

Chris Miles
Russell Property Consultants
chris@russellpc.co.uk
0117 9732 007

Josh Gunn
Russell Property Consultants
josh@russellpc.co.uk
07826 889 595



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
6	Warehouse	18,387	Under offer	12,260	C
Total		18,387			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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