Unit 1 Dean Road Trading Estate

Avonmouth, BS11 8AT

Warehouse | 9,995 ft²

- 24 hour security
- APNR managed security barrier
- 1.40 acres yard
- LED lighting
- 8 loading doors



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 1 is an end terraced unit of steel portal frame construction with clad elevations under a pitched roof. The roof incorporates approximately 10% natural lighting, and LED lighting within the warehouse. The property is configured as an open plan warehouse with internal modular offices and welfare. The property has a minimum eaves height of approximately 3m and provides 8 dock loading doors. Loading is further enhanced by a large canopy across the front of the property.

Externally, the site area measures approximately 1.40 acres providing an extensive concrete surfaced secure yard. The unit is to go undergo a light refurbishment.

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

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
1	Warehouse	9,995	Immediately	11,670	C
Total		9,995			

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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