Unit 1A Severnside Trading Estate

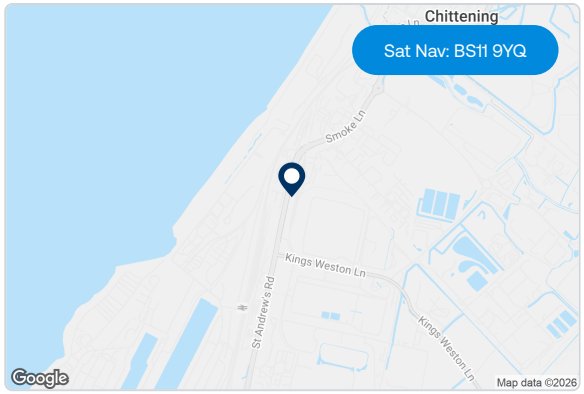
St Andrew's Road, Avonmouth, BS11 9YQ

Warehouse | 3,822 ft²

- Ample car parking
- Roller shutter door
- 6 m eaves
- Three phase power
- Office accommodation







Description

The units at St Andrews Road, Severnside Trading Estate offer versatile industrial and commercial spaces ideally suited for a wide range of business operations. Located within the well-established Severnside Trading Estate, these units benefit from excellent transport links, providing easy access to major road networks including the M4 and M5 motorways, facilitating efficient distribution and logistics.

Unit 1A features modern construction, including spacious open-plan layouts, loading bays, and ample parking facilities. The estate is well-maintained and secure, making it an attractive location for manufacturing, warehousing, distribution, or light industrial use.

With flexible unit sizes available, businesses can tailor their space requirements to suit operational needs.

Location

St Andrews Road is situated within the well-established Severnside Trading Estate, a prime commercial hub on the outskirts of Bristol. The estate benefits from a strategic position close to the M4 and M5 motorways, providing seamless road connectivity to key regional and national destinations.

The nearby M4 junction 22 and M5 junction 18 offer direct routes to Bristol city centre, South Wales, the Midlands, and the South West, making it an ideal location for businesses requiring efficient logistics and distribution channels.

Public transport options include regular bus services connecting the estate to surrounding towns, ensuring convenient access for employees and visitors.

This excellent transport infrastructure supports the operational needs of businesses at Sta Andrews Road, enhancing connectivity and accessibility for both local and regional trade.

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

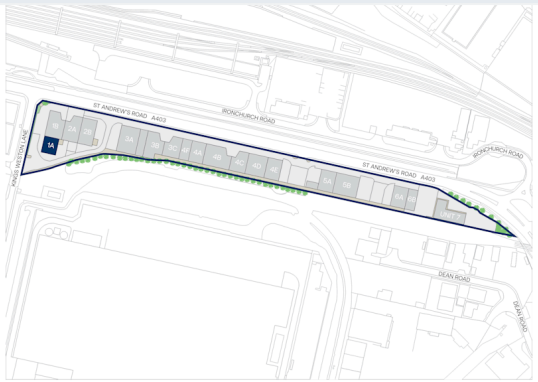
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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
1A	Warehouse	3,822	Immediately	2,870	
Total		3,822			

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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