



979.93 sq m (10,548 sq ft)

Property Highlights

- **To be Fully Refurbished (to include a new roof)**
- **6m Minimum Eaves**
- **Secure Yard**
- **2 Level Access Roller Shutter Doors**
- **Fitted Office Accommodation**
- **Allocated Car Parking**

For more information, please contact:

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Or our joint agents, Colliers:
Tom Watkins on +44(0) 791 709 3167
Alex Van Den Bogerd on +44(0) 790 270 2882

South West & Wales

Pivot+Mark, 48-52 Baldwin Street,
Bristol, BS1 1QB

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TO LET – WAREHOUSE UNIT

Unit 4a/5 Avonside Industrial Estate

Feeder Road, Bristol, BS2 0UQ

Location

Unit 4a/5 is situated on the well-established Avonside Industrial Estate, 2.0 miles to the east of Bristol City Centre. Excellent motorway access is provided via Junction 19 of the M4 6 miles to the north east, accessed via Junction 3 of the M32 1.8 miles to the north. Nearby occupiers include Toolsation, Screwfix, Roofbase, Sunbelt Rentals, Jewson, and Graham plumbers Merchants.

Description

The property comprises an end of terrace light industrial unit that has been built around a steel portal frame with an insulated sheet roof incorporating approximately 10% translucent roof lights.

The open plan warehouse benefits from a concrete floor and 6m minimum eaves, as well as ground and first floor office accommodation that benefits from suspended ceilings. The property also benefits from multiple WCs and a small kitchenette. Externally, the unit benefits from a secure yard area and a large allocated parking provision.

Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Accommodation

	Sq Ft	Sq M
Unit 4a	4,925	457.54
Unit 5 (inc. offices)	5,623	522.39
Total	10,548	979.93

Measured in accordance with the RICS Code of Measuring Practice (6th Edition)

Rent

Rent on application.

Rateable Value

Please contact the agents for more information.

VAT

All figures are quoted exclusive of VAT.

Energy Performance Certification

To be reassessed post refurbishment works.

Legal Costs

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

Anti-Money Laundering Regulations

Including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

Viewing & Further information

For further information and to arrange an inspection, please contact either:

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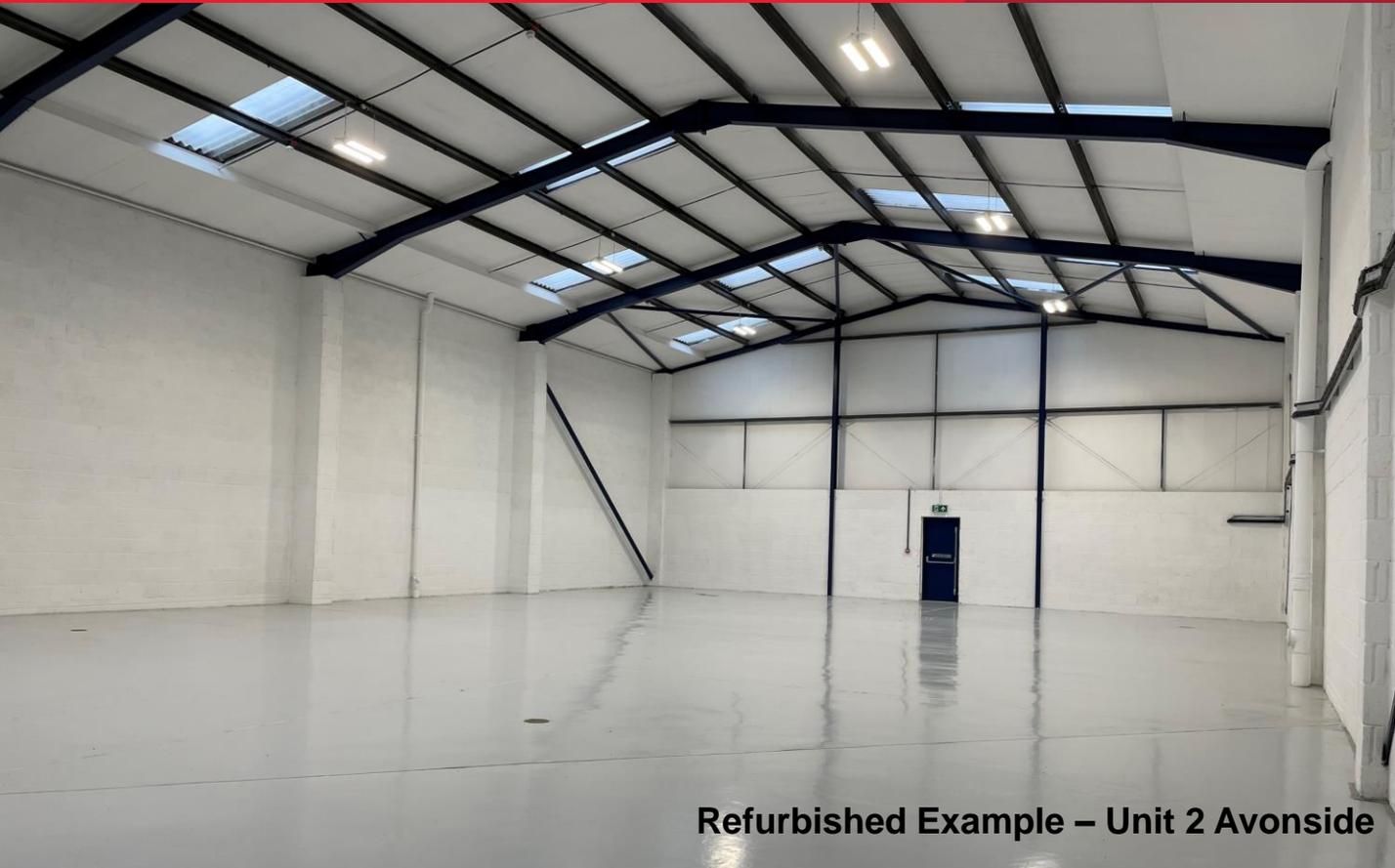
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March 2024

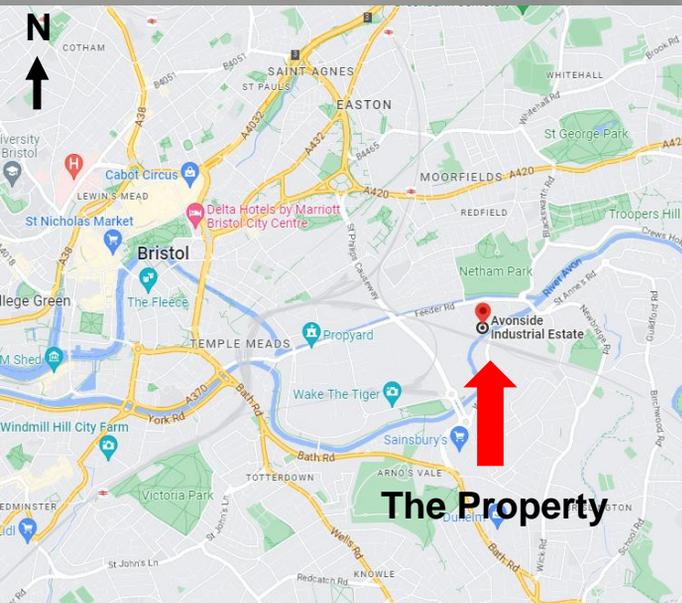
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Refurbished Example – Unit 2 Avonside



**PLANS ARE MARKED FOR
IDENTIFICATION PURPOSES
ONLY**