



12

AVONSIDE INDUSTRIAL PARK

ST PHILIPS | BRISTOL | BS2 0UQ

FULLY REFURBISHED UNIT

ESTABLISHED TRADE
COUNTER LOCATION

HIGHLY PROMINENT



Secure yard



Open plan warehouse and fitted offices



6m minimum eaves



Allocated car parking



New overclad roof



Key local occupiers include:
Screwfix, Toolstation, Sunbelt Rentals,
Jewson, Graham Plumbers Merchants

TO LET

5,896 SQ FT
(547.75 SQ M)

DESCRIPTION

- Unit 12 comprises an end of terrace light industrial / trade counter 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 (19ft 6")
- Office accommodation that benefits from suspended ceilings and perimeter trunking
- Multiple WCs and a small kitchenette
- Loading access is provided via a new single surface level electric loading door at the side elevation of the property as well as a separate pedestrian door at the front
- Externally the property benefits from 6 allocated car parking spaces as well as a secure yard

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

DESCRIPTION	SQ FT	SQ M
Warehouse	4,108 sq ft	381.67 sq m
Undercroft	894 sq ft	83.07 sq m
First Floor Offices	894 sq ft	83.07 sq m
TOTAL	5,896 sq ft	547.75 sq m





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LOCATION

- Prominent trading estate directly fronting the popular Feeder Road in St Philips
- Established industrial / trade counter location
- 1.5 mile east of Bristol city centre and Temple Meads railway station
- 2 miles to Junction 3 of the M32 motorway
- 6 miles to Junction 19 of the M4 motorway
- Good access to the A4 Bath Road, and the A4320 St Philips Causeway

SAT NAV: **BS2 0UQ**



KEY LOCAL OCCUPIERS

SCREWFIX

JEWSON

TOOLSTATION

Graham
The Plumbers' Merchant

SUNBELT
RENTALS



VIEWING

Strictly by appointment with the joint agents.



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RATEABLE VALUE

The current Rateable Value for Unit 12 is £42,000.

PLANNING

The property has consent for E, B2 & B8 Use
Classes with unrestricted 24 hour use.

TENURE

The property is available by way of a new
full repairing and insuring lease.

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC B rating.
Available upon request.

RENT

Upon application.

SERVICE CHARGE

There is an estate service charge for the
upkeep and maintenance of communal areas.

VAT

All costs are subject to VAT where applicable.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING

All interested parties will be required to
comply with Anti-Money Laundering regulations.

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. October 2024.

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12

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