

Third Way, Avonmouth, Bristol, BS11 9HL

Industrial/Logistics To Let | 43,820 sq ft

Detached warehouse unit in Avonmouth incorporating multiple gantry cranes

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CUSHMAN & WAKEFIELD

Third Way, Avonmouth, Bristol, BS11 9HL

Summary

- Rent: Rent on application
- Service charge: n/a
- Lease: Sublease

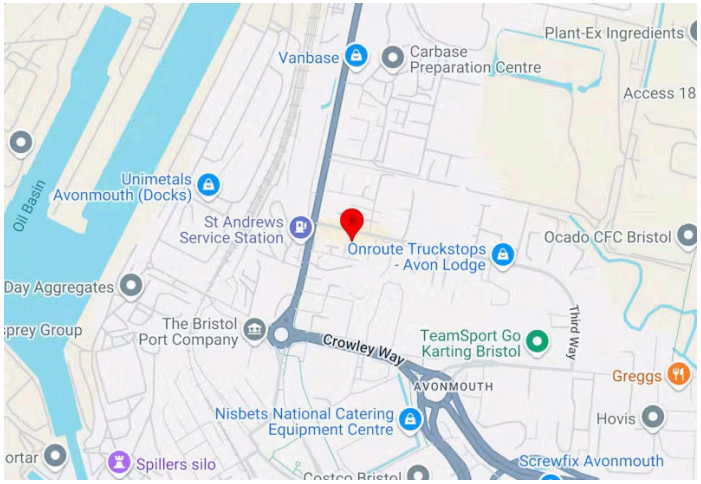
Contact & Viewings



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Key Points

- Detached unit
- 0.5 - 60 tonne cranes
- Side and rear yards
- 7m - 11m eaves
- 5 ground level loading doors
- Sub-lease, assgnment or new lease available

Description

detached double bay industrial unit of steel portal frame construction with brick and clad elevations underneath a pitched roof incorporating approx. 10% translucent rooflights. The unit is configured with two storey office accommodation at the front elevation and warehouse space to the rear. The first floor office / ancillary accommodation is of stud construction. The unit benefits from a secure small forecourt area to the front of the property used as car parking and a larger side / rear yard for loading. There are two vehicular access points, one either side of the front elevation which are accessed via separate road entrances.

We understand there are approximately 38 car parking spaces (including one EV charging space) as well as 6 lorry parking bays.

Location

The Property is located on Third Way, approximately half a mile from Junction 18 of the M5 motorway. The M4/M5 interchange is only 7.5 miles North, providing excellent connectivity to Wales, London, Birmingham and the South West. The unit is approximately 9 miles from Bristol City Centre, accessible by car and a range of public transport options.

Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse	35,828	3,328.53	Available
Ground - Office / Ancillary	3,996	371.24	Available
1st - Office / Ancillary	3,996	371.24	Available
Total	**43,820**	**4,071.01**	

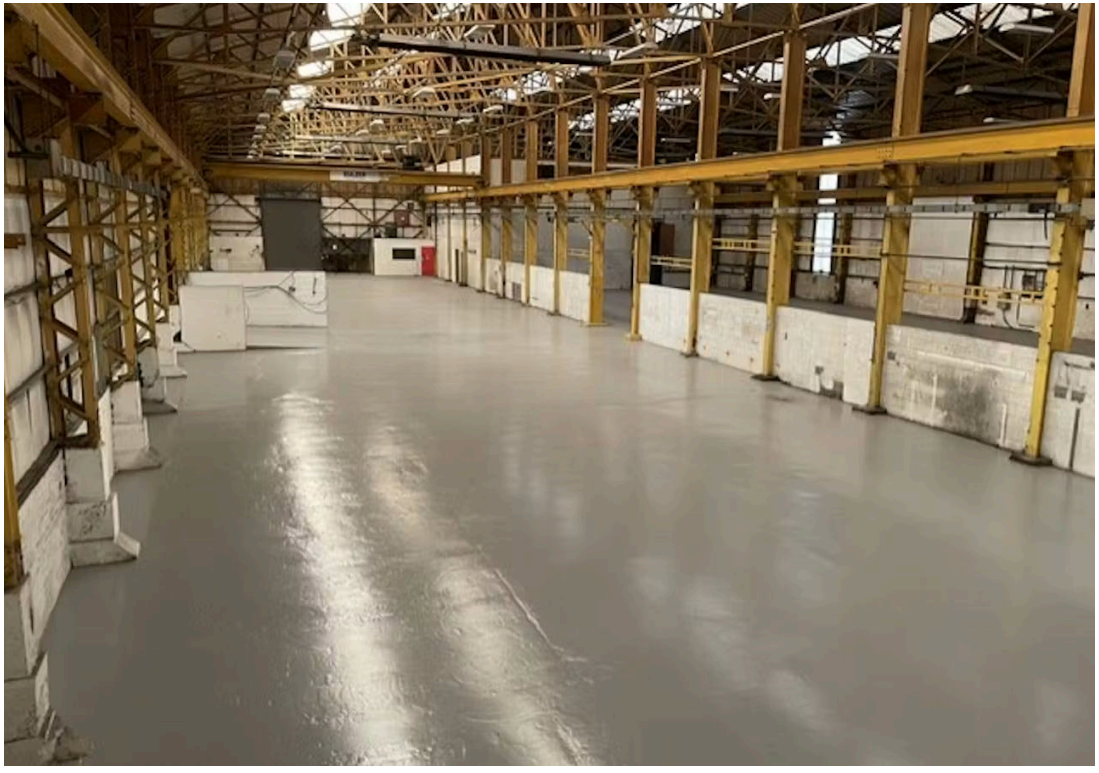
Viewings

For further information or to arrange a viewing, please contact the sole agents.

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