

# SULZER UNIT

THIRD WAY, AVONMOUTH, BRISTOL, BS11 9HL

SULZER

SULZER  
Think Safety  
All visitors MUST  
report to reception  
NO access  
for unauthorised persons  
Eye protection  
Must be worn

Reception

SULZER  
Avonmouth  
Service Centre

STAFF  
PARKING

For Lease  
43,820 Sq Ft  
4,071 Sq M

 CUSHMAN &  
WAKEFIELD

# // PROPERTY HIGHLIGHTS



7-11m EAVES HEIGHT



7,992 Sq Ft OFFICE SPACE



5 GROUND LOADING DOORS



0.5 – 60T CAPACITY GANTRY CRANES



38 PARKING SPACES (1 EV)



6 LORRY PARKING BAYS



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# // DETAILS



## PROPERTY DESCRIPTION

Detached double bay industrial unit of steel portal frame construction with brick and clad elevations underneath a pitched roof.

The unit is configured with two storey office accommodation at the front elevation and warehouse space to the rear. 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.

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

ACCOMODATION	SQUARE FEET	SQUARE METRE
WAREHOUSE	35,828 .SQ FT	3,328.53 SQ M
OFFICES (GROUND)	3,996 SQ FT	371.24 SQ M
OFFICES (FIRST)	3,996 SQ FT	371.24 SQ M
<b>TOTAL</b>	<b>43,820 SQ FT</b>	<b>4,071.01 SQ M</b>



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## // 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. Nearby occupiers include:

- Eurocell
- Arnold Laver
- Holt JCB
- MAN Truck & Bus
- Sunbelt Rentals
- BM Foods



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### TENURE

The property is available by way of a sub-lease or assignment of the remaining term, expiring December 2026. Alternatively, a new lease could be available, subject to terms and Landlord's agreement.

### RENT

Available upon application

### RATEABLE VALUE

The property currently has a Rateable Value of £248,000 per annum, valid from April 2023.

### EPC

D – 38 (Valid until 3<sup>rd</sup> March 2035)

### VAT

All figures quoted are exclusive of VAT which will be charged at the appropriate rate.

### PLANNING

We advise all interested parties make their own enquiries with the local council.

### SERVICES

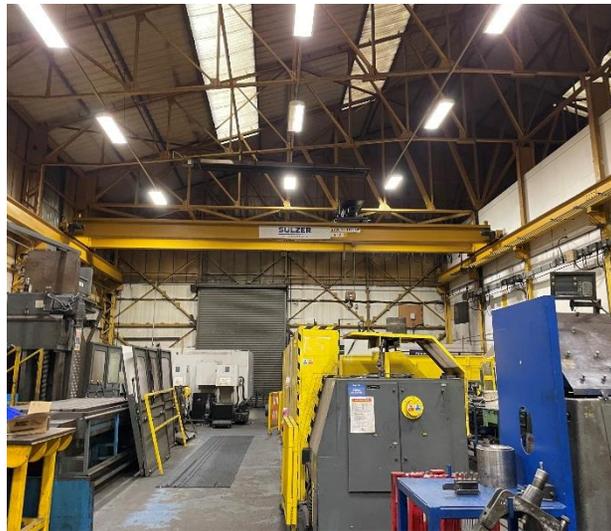
We understand that services are provided to the property, including mains water, drainage and three phase electricity. Interested parties are advised to make their own enquiries to establish their suitability and capacity.



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# // GALLERY





## // CONTACT

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### ANTI-MONEY LAUNDERING REGULATIONS

In order to discharge its legal obligations, 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.