Unit 3A & 4, Portview Road, Avonmouth

Bristol, BS11 9FW



To Let

5,535 – 11,170 Sq Ft

CUSHMAN & WAKEFIELD

// PROPERTY HIGHLIGHTS

- 4.6M EAVES HEIGHT
- OFFICE SPACE
- **2** LOADING DOORS PER UNIT
- AMPLE PARKING
- CANTEEN & WELFARE SPACE
- EASY ACCESS TO BRISTOL
- SECURE YARD



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// DETAILS







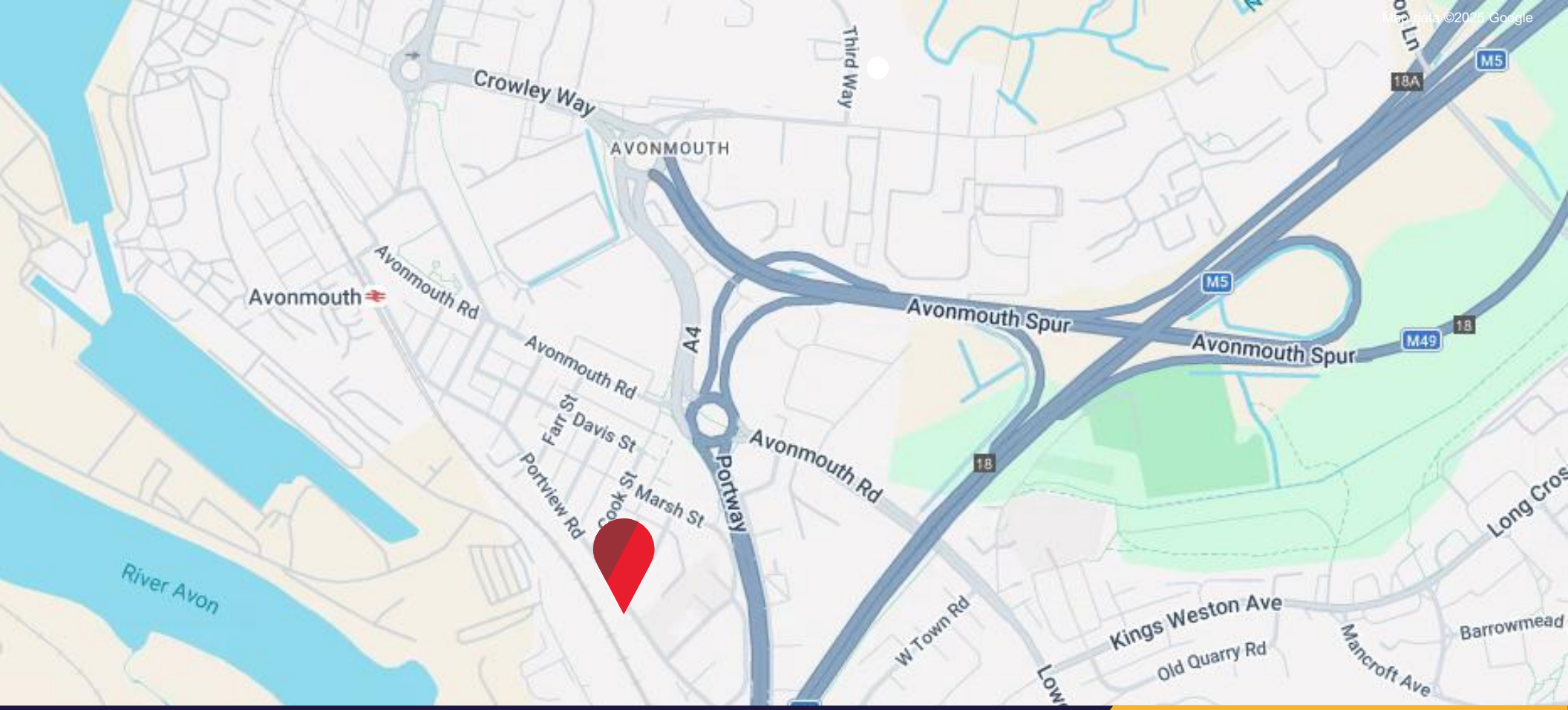
PROPERTY DESCRIPTION

The units are constructed on steel portal frames, with brick elevations, part overclad, beneath pitched metal clad roofs incorporating translucent roof lights. The warehouse accommodation benefits from concrete floors, roller shutter doors to the front and rear elevations and front-loading canopies.

The first-floor office accommodation provides a mixture of open plan and partitioned space, together with kitchenette and welfare facilities.

Externally, the units benefit from secure loading and yard areas to the front and rear, providing access for loading and servicing. The units are available individually or together as a single combined opportunity.

ACCOMODATION	SQUARE FEET	SQUARE METRES
Unit 3A GF	4,859	451.45
Unit 3A FF	675	62.73
Unit 3A Total	**5,535**	**514.18**
Unit 4 GF	4,961	460.86
Unit 4 FF	674	62.65
Unit 4 Total	**5,635**	**523.51**
TOTAL	**11,170 SQ FT**	**1,037.69 SQ M**



// LOCATION

The property is situated on Portview Road in Avonmouth, one of Bristol's principal industrial and distribution locations. The estate benefits from excellent access to the regional motorway network being approx. 0.5 miles from junctions 18/18A of the M5, providing connections to M49 and South Wales. In addition, Bristol City Centre lies approx. 7 mile to the South via A4 portway.

DISTANCES

M5 J18/18A	0.5 Miles
Bristol City Centre	7 Miles
M4/M5 Interchange	7 Miles
Bath	19 Miles
Birmingham	88 Miles
London	124 Miles

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TENURE
The property is available on a new full repairing and insuring lease on terms to be agreed.

RENT
Available upon request.

RATEABLE VALUE
Unit 3A - £18,490
Unit 4 - £17,712

EPC
Unit 3A - EPC C (66) – valid until 30 June 2036
Unit 4 - EPC C (68) – valid until 30 June 2036

VAT
All Outgoings are subject to VAT

PLANNING
We advise all interested parties make their own enquiries with the local planning authority.

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



// 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.

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