

UNIT 3 AVONMOUTH WAY INDUSTRIAL ESTATE

Avonmouth Way
Avonmouth
Bristol
BS11 9YA

**Pre-let opportunity
for approx. 25,000 sq ft
industrial unit on 4.09 acres**



- Pre-let opportunity
- Excellent location for Docks/M5
- Dual access to Third Way
- 4.09 acre site area
- Steel roof and cladding
- Low site coverage

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LOCATION

The subject property is located in a high profile location 0.2 miles from J18 of M5. The premises fronts directly onto Third Way which connects to the main arterial routes of Avonmouth Way and St Andrews Road. Bristol City Centre is approximately 8 miles to the south east. The M4/5 interchange is around 7 miles to the north east.

DESCRIPTION

The strategy is to demolish Unit 4 and part of Unit 3 to create an extensive secure yard, parking and circulation. This low site coverage property opportunity is ideal for occupiers with a large vehicle fleet, parcel delivery, storage of access equipment, plant & machinery, builders merchants etc.

The warehouse is constructed by way of a steel portal frame with brick/block work cavity walls which an eaves height of 5.8m (19ft). Unit 3 has new steel cladding and steel profile roof providing +15% natural lighting. Works will include 1,000sqft of internal offices a new elevation with a number of loading doors to be agreed.

ACCOMMODATION

UNIT	AREA SQ FT
UNIT 3	Approx. 25,000sqft on 4.09 acres

Works will also include 1,000sqft of internal offices

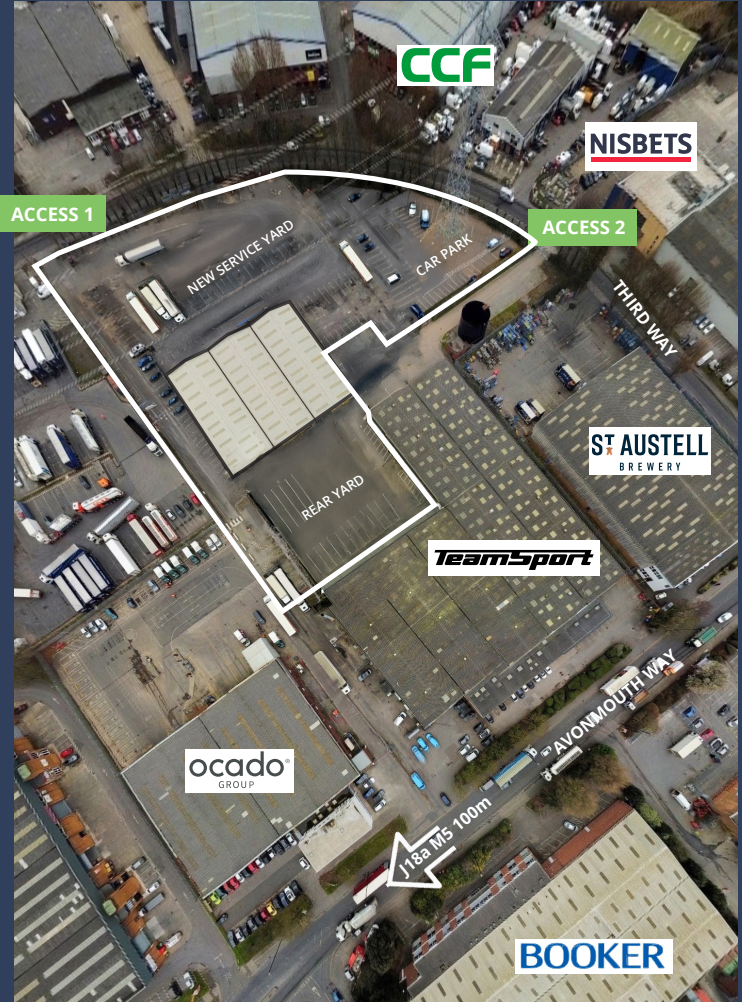
TENURE: New FRI lease for a terms of years to be agreed

PLANNING: B8 storage and distribution **RENT PA:** Upon request

VAT: All figures are exclusive of VAT if applicable. **EPC:** Upon request

RATEABLE VALUE: To be assessed **SERVICE CHARGE:** POA

LEGAL COSTS: Each party to be responsible for their own legal costs



VIEWING

For further information or to arrange a viewing, please contact:

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Misrepresentation Act These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract. 2025.

SUBJECT TO CONTRACT

www.russellpc.co.uk