TO LET TRADE/INDUSTRIAL UNITS WITH SECURE YARD

AVAILABLE INDIVIDUALLY OR COMBINED

PROMINENT INDUSTRIAL UNIT

FULL HEIGHT ROLLER SHUTTER DOOR

PRIME LOCATION & CLOSE PROXIMITY TO AVONMOUTH DOCKS

LARGE SELF CONTAINED LOADING/PARKING TO FRONT OF UNIT

U5-5,275 SQ FT
U6-5,044 SQ FT
TOTAL 10,319 SQ FT



AVONMOUTH TRADING ESTATE

UNIT 5 & 6
LESCREN WAY
AVONMOUTH
BRISTOL
BS11 8DG









Indicative internal estate unit pictures

LOCATION

Lescren Way is located within 1 mile Junction 18 of the M5 Motorway and access to the M4/M5 interchange within 6 miles. The property is located in an established industrial / trade counter location, situated off Avonmouth Way.

Nearby occupiers include Greggs, Nisbets and Booker Wholesale.

DESCRIPTION

The property comprises an end of terrace warehouse unit, with ancillary office accommodation and a minimum eaves height of 5.5m and a height to pitch of 6.7m. Each unit has a roller shutter door measuring 5.6m wide x 4.5m high.

The property is of steel portal frame construction with part brick and part steel profile sheer cladding. There is a pitched roof, with 20% translucent roof panels and a concrete floor. There are multiple WCs and a kitchenette. Externally the property has a generous secure yard and parking area.

SERVICES

We are advised that all mains services are connected and the property has the benefit of three phase electricity. Prospective occupiers are advised to make their own investigations as to their state and condition.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis. The floor areas are noted below:

	SQ FT	SQ M
Unit 5	5,275	490.06
Unit 6	5,044	468.60
TOTAL	**10,319**	**958.67**

TERMS

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

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

PLANNING

We understand that the building is suitable for B2, B8 and E(g)(iii) under the Town & Country Planning (Use Classes) Order 1987. Prospective occupiers should make their own enquiries with the Local Planning Authority.

QUOTING RENT

Upon application.

BUSINESS RATES

Unit 5: Rateable Value: £40,000 (April 2023).
Unit 6: Rateable Value: £37,500 (April 2023).
Please visit, **www.tax.service.gov.uk** for reference.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

To be reassesses following refurbishment works.

FURTHER INFORMATION

For further information please contact the joint letting agents.

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