UNIT 3
AVONMOUTH WAY
INDUSTRIAL ESTATE

Third Way
Avonmouth
Bristol
BS11 9YA

To Let
Approx. 20-50,000 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
- 20,000 sq ft - 50,000 sq ft
- Close proximity to J19 (M5 Motorway)
- 5 level loading doors (side and end elevation)

UNIT 3
AVONMOUTH WAY
INDUSTRIAL ESTATE

Third Way
Avonmouth
Bristol
BS11 9YA

To Let
Approx. 20-50,000 sq ft industrial unit on 4.09 acres

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

Unit 3 comprises 50,000 sq ft warehouse in 3 bays and this can be split into any size from 20,000 sq ft to suit an occupiers requirements with ground level loading on both the end and side elevations and benefits from 2 access points from Third Way. The warehouse is constructed by way of steel portal frame with an eaves height of 5.8m (19ft).

This low site coverage property opportunity is ideal for occupiers with a large vehicle fleet, parcel delivery, storage of access equipment, plant and machinery, builders merchants etc.

ACCOMMODATION

UNIT	AREA SQ FT
UNIT 3	Approx 20,000 sq ft - 50,000 sq ft

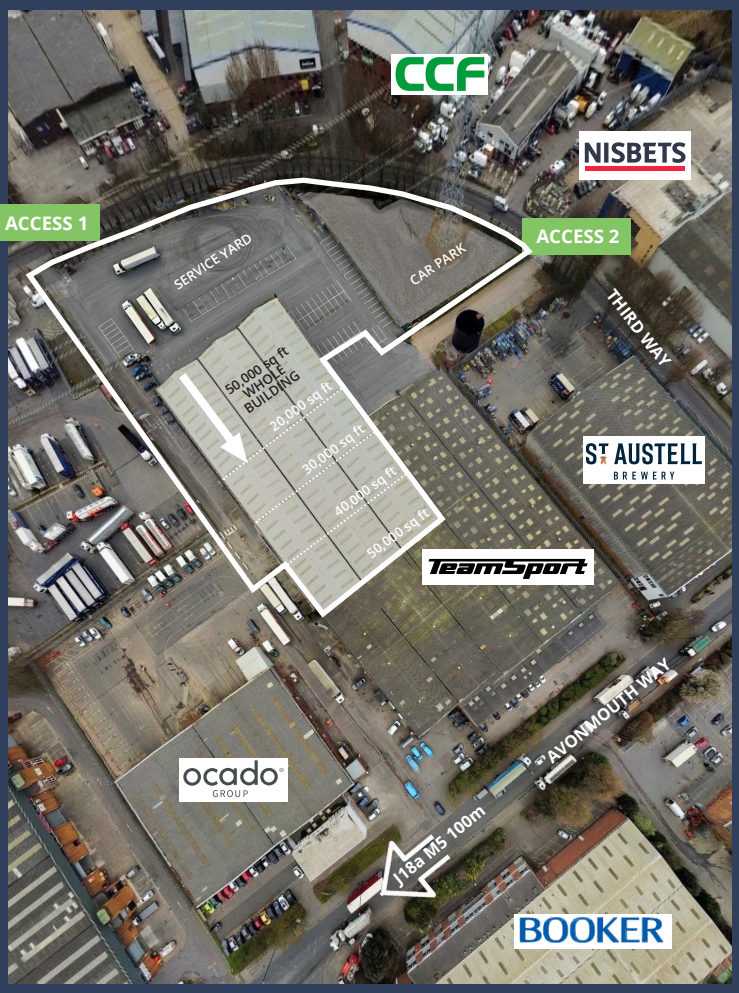
TENURE: New FRI lease for a terms of years to be agreed

PLANNING: Class B8 and B2 Use **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:

Chris Miles
Russell Property Consultants
07970 886 740
chris@russellpc.co.uk

Rob Russell
Russell Property Consultants
07540 994 123
rob@russellpc.co.uk

Josh Gunn
Russell Property Consultants
07826 889 595
josh@russellpc.co.uk

George Lynch
BNP Real Estate
07350 404 679
george.lynch@realestate.bnpparibas



Misrepresentation Act These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract. 2026.

SUBJECT TO CONTRACT