

- TWO LARGE SECURE YARDS
- TWO STOREY OFFICE ACCOMMODATION
- TWO ROLLER SHUTTER DOORS
- EAVES HEIGHT 19.7FT. (6M)
- PROMINENT UNIT
- PRIME M5 SPUR RD SIGNAGE POTENTIAL

FULLY REFURBISHED

UNIT 17 TO LET 18,602 SQ FT (1,728.1 SQ M)

Ideal Distribution/Warehouse Unit | Prominent Location | Junction 18 M5

AVONBRIDGE TRADING ESTATE

ATLANTIC ROAD, AVONMOUTH BS11 9QD

UNIT 17

18,602 SQ FT (1,728.1 SQ M)

Unit 17 at Avonbridge Trading Estate offers a prime commercial opportunity within a well-established trade and distribution location, benefiting from excellent access to the M5 and strong signage potential.

The property includes two substantial, secure yard areas and has been comprehensively refurbished. Surrounded by a thriving mix of successful, long-standing occupiers, the estate provides an exceptional base for businesses across the trade, industrial, and warehousing sectors.

ACCOMMODATION

UNIT 17	SQ FT	SQ M
Warehouse	15,446	1,435.03
Ground Floor Office/Amenities	1,939	180.09
First Floor Office	1,217	113.04
TOTAL	**18,602**	**1,728.16**

Measured on a GIA basis.



PROMINENT
UNIT

FULLY
REFURBISHED

EAVES
HEIGHT
19.7ft
(6m)

2 ROLLER SHUTTER
DOORS

2 LARGE
SECURE
YARDS

TWO STOREY
OFFICE
ACCOMMODATION






October 2026


17
October 2026


BAY 1
October 2026


October 2026




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IDEAL FOR TRADE COUNTER OR WAREHOUSE USE

Avonbridge Trading Estate occupies a highly accessible location, prominently positioned beside Junction 18 of the M5, providing excellent connectivity across the South West and into South Wales via the M49.

Bristol city centre lies approximately 7 miles to the southeast, easily reached via the A4 Portway, making the estate an excellent base for regional and national occupiers.

///SEATS.LISTED.HUMBLE





2 MINS
J18 M5
MOTORWAY

7 MILES
BRISTOL
CITY CENTRE

AVONBRIDGE
TRADING ESTATE



October 2026

FURTHER INFORMATION

PLANNING:
We understand that the unit is suitable for B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) uses under the Town and Country Planning Use Classes Order 1987.

SERVICES:
Mains water, mains drainage and three phase electricity are connected to the property.

EPC:
The building has an EPC rating of B (47).

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

RENT:
Upon Application.

RATES:
The property is described by the Valuation Office Agency as warehouse and premises with the following rateable value: £170,000.

LEGAL COSTS:
Each party to be responsible for their own legal costs incurred in this transaction.

ANTI MONEY LAUNDERING:
The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING: Strictly by appointment with the joint agents:

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TRADING ESTATE