

UNIT ACCESS 18

THIRD WAY, AVONMOUTH, BS11 9YH

34,930 sq ft (3,245 sq m)
TO LET



TO BE REFURBISHED DETACHED WAREHOUSE - HIGH PROFILE LOCATION



LARGE SECURE PALISADE
FENCED CONCRETED YARD



DESIGNATED PARKING
TO FRONT FOR 30 CARS



HALF A MILE OF
JUNCTION 18 OF M5



4 LEVEL LOADING
DOORS



APRIL 2020

APRIL 2020

APRIL 2020

UNIT A ACCESS 18

KEY FEATURES

- > To be refurbished
- > Steel portal frame construction
- > High profile location
- > Large secure palisade fenced concreted yard
- > 4 level loading doors
- > Minimum eaves height of 8m
- > Two storey high quality offices
- > Designated parking to front for 30 cars
- > Half a mile of Junction 18 of M5



LOCATION

- > Unit A is within half a mile of Junction 18 of the M5 Motorway, via Avonmouth Way
- > Avonmouth offers excellent transport links to the South West, South Wales and the Midlands
- > Avonmouth is a well-established industrial location 8 miles to the west of Bristol City Centre
- > Unit A fronts Third Way, a high profile location which has attracted numerous trade occupiers

ACCOMMODATION

	SQ FT	SQ M
Warehouse & Offices	33,058	3,071
First Floor Offices	1,872	174
Total	34,930	3,245

Measured on an approximate gross internal basis (in accordance with the RICS Code of Measuring Practice).

TENURE New FRI lease for a term of years to be agreed.

PLANNING The property is currently used for Class B8 (Storage & Distribution), but would be equally suitable for other warehouse/ industrial uses.

RATEABLE VALUE From 1 April 2026 the Rateable Value is £232,000.

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

RENT Upon Application.

ENERGY PERFORMANCE RATING

The energy performance rating is C - 68

SERVICE CHARGE Price upon application.

VAT All figures are exclusive of VAT if applicable.

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.

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



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On the instruction of:



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