

**DISTRIBUTION WAREHOUSE,
INDUSTRIAL, INDUSTRIAL/LOGISTICS,
INDUSTRIAL / MANUFACTURING,
INDUSTRIAL / WAREHOUSE TO LET**

£6.47 per sq ft
5,215 sq ft

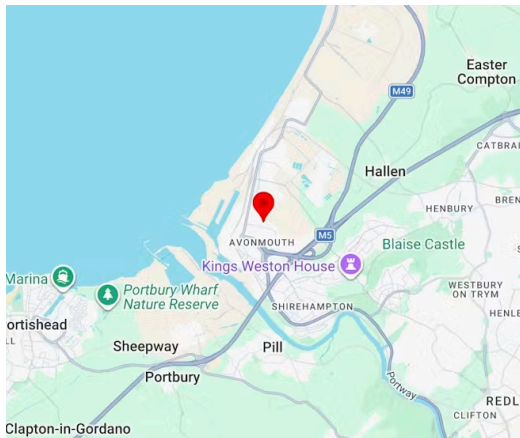
**Part Chilled Facility, Unit 3,
Haslemere Industrial Estate, Third
Way, Avonmouth, Bristol, BS11 9TP**

Mid-terraced warehouse in heart of Avonmouth
with a 1,432 sq ft chiller included or can be
removed.

- Mid-terraced warehouse/industrial unit
- Chiller (0-5 degrees) - 1,432 sq ft
- Single storey office to front elevation
- Fast access to M5 motorway (J18)
- Close proximity to Bristol Port

0117-9732007
www.russellpc.co.uk





Description

Unit 3 is a mid-terraced unit of steel frame construction with 6.5m eaves and a clear height of approx. 8.5m. Internally, there is a chiller (1,432 sq ft) in full working order, which can either remain or be removed. Access is via a single electric roller shutter door and there is a single storey office to the front elevation. Externally, there is allocated car parking and loading area.

Location

Avonmouth is the prime manufacturing, distribution and logistics estate in the South West, due to its unprecedented location close to M4/M5 Intersection and Avonmouth Docks.

Haslemere Industrial Estate, is located on Third Way, which offers direct access to Junction 18 of the M5 and M49 link to South Wales. Bristol City Centre is approximately 6 miles to the east.

Accommodation

Name	sq ft	sq m
Ground - warehouse	3,367	312.80
Ground - Chiller	1,432	133.04
Ground - Office	416	38.65
Total	5,215	484.49

Viewings

Please contact the marketing agents

Terms

An assignment/subletting of existing lease is available, which expires on 6/1/31. Alternatively, a new lease may be available direct from the Landlord, subject to agreeing a coterminous surrender.

Anti-Money Laundering

The successful lessee will be required to provide the usual information to satisfy the anti-money laundering requirements when Heads of Terms are agreed.

Summary

- Rent: £6.47 per sq ft
- Service charge: n/a
- Lease: Assignment

Further information

- [View details on our website](#)

Contact & Viewings



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

