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PROPERTY CONSULTANTS
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INDUSTRIAL, INDUSTRIAL/LOGISTICS, TRADE COUNTER TO LET

£45,000 per annum Rent in Year 1

£20,000 subject to a min 3 year lease

4,092 sq ft

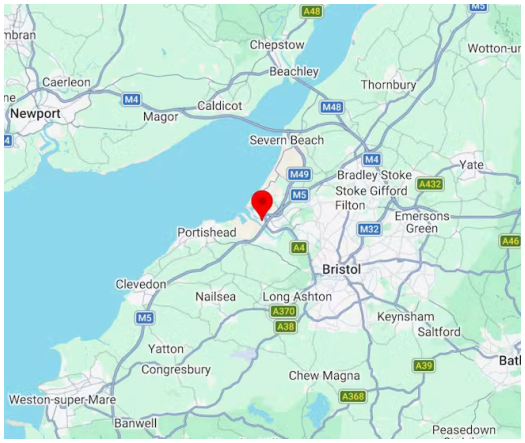
Unit D, 7A4 Business Park, Victoria Road, Avonmouth, BS11 9DB

Industrial unit with high office content to let benefitting from excellent access to J.18 M5 and Portway.

- RENT IN YEAR 1 £20,000 SUBJECT TO A MIN 3 YEAR LEASE
- Prime Avonmouth Location
- Excellent access to J18 (M5 Motorway)
- High quality offices
- Located close to Park & Ride
- 6m eaves height (7.3m clear height)
- Insulated profile steel roof

0117-9732007
www.russellpc.co.uk









Description

This high office content unit has been constructed around a steel portal frame with brick/block work cavity walls beneath a pitched internally lined insulated roof incorporating translucent roof lights. Internally, there are 2 storey high quality air conditioned offices with wc's, shower and kitchenette. The warehouse space provides good clear height with access via a roller shutter door.

Location

7A4 Business Park is located on Victoria Rd, immediately off the A4 Portway, which offers direct access to Junction 18 of the M5 and M49 link to South Wales. It is located in close proximity to the Park & Ride with a rail station direct to Bristol Temple Meads and also at the entrance to Bristol Port. Bristol City Centre is approximately 6 miles to the south east. The M4/5 interchange is around 6 miles to the north east.

Accommodation

Description	sq ft	sq m
Warehouse	2,258	209.78
Office	917	85.19
Office	917	85.19
Total	**4,092**	**380.16**

Viewings

Please contact the marketing agents

Terms

A new lease is 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: £45,000 per annum Rent in Year 1 £20,000 subject to a min 3 year lease
- Business rates: £15,876 per annum
- Service charge: n/a
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

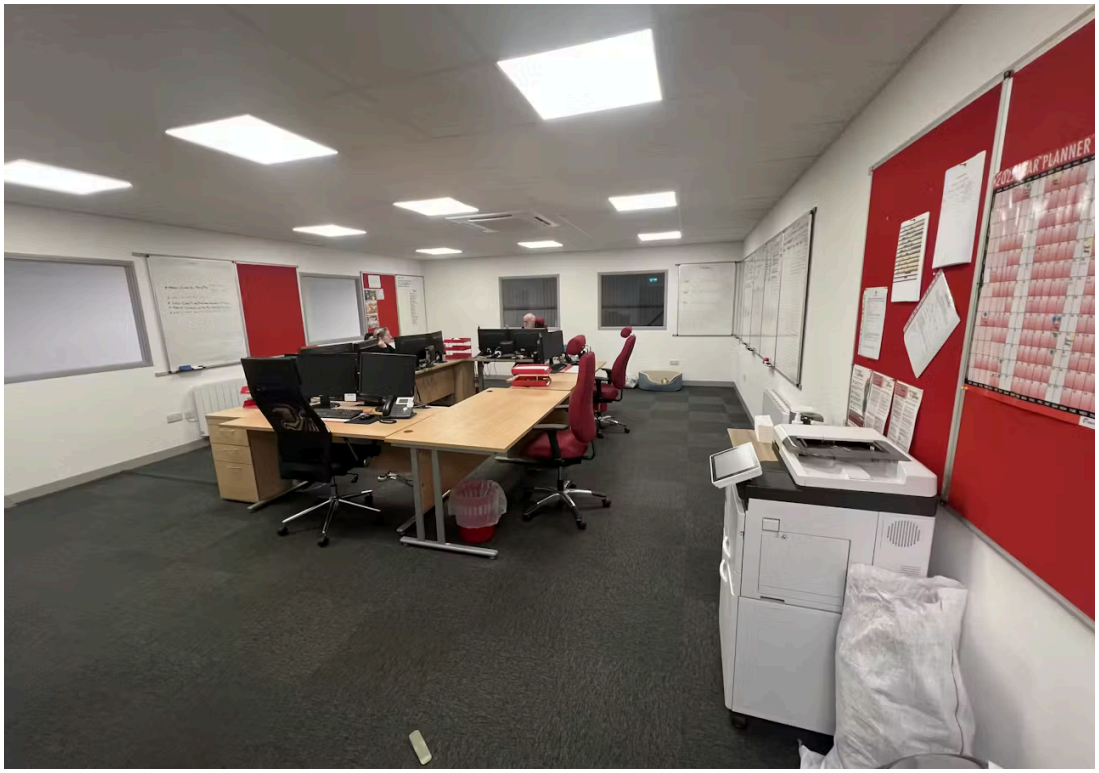


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These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.




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