russell
PROPERTY CONSULTANTS
01179 732 007

INDUSTRIAL, INDUSTRIAL/LOGISTICS, TRADE COUNTER TO LET

6,778 sq ft

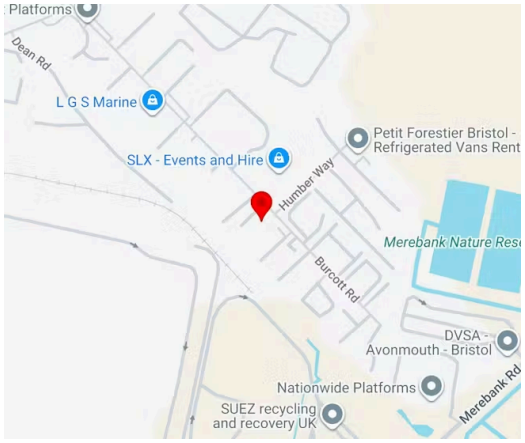
115B Burcott Road, Bristol, BS11 8AD

A detached property on a secure site area of 0.72 acres in a prime location close to J18 M5 motorway with refurbishment to be undertaken.

- To be refurbished
- Site area of 0.72 acres
- Large secure yard
- New FRI lease
- Prime location
- Close to J18 M5 motorway

0117-9732007
www.russellpc.co.uk









Description

Detached industrial unit of concrete frame construction with a pitched roof providing an eaves height of 4.95m. Open plan warehouse space access via an electric roller shutter door measuring 4m in width by 4.41m in height. Two-storey offices also providing WC and canteen. Car park to the front and a substantial secure gated concrete surfaced yard to the rear of the building.

Location

Avonmouth is situated 6 miles north west of Bristol and is the prime industrial location within the urban Bristol conurbation. Avonmouth sits adjacent to Junctions 18 and 18a of the M5 both of which offer immediate access to the industrial area. Further, the M49 links the M4 at the Severn Crossing directly to Avonmouth at Junction 18a. Burcott Road is accessed from St. Andrew's Road, the A403, which links directly to Junction 18a of the M5

Accommodation

Description	sq ft	sq m
Warehouse & Office	5,258	488.48
Office	1,520	141.21
Total	**6,778**	**629.69**

Viewings

Please contact the marketing agents.

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

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

- Business rates: £37,440 per annum 1 April 2026
- Service charge: n/a
- Car parking charge: n/a
- VAT: Applicable
- 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.