



OLD MILL ROAD • PORTISHEAD • BRISTOL • BS20 7BX





TRADE
COUNTER



WAREHOUSE



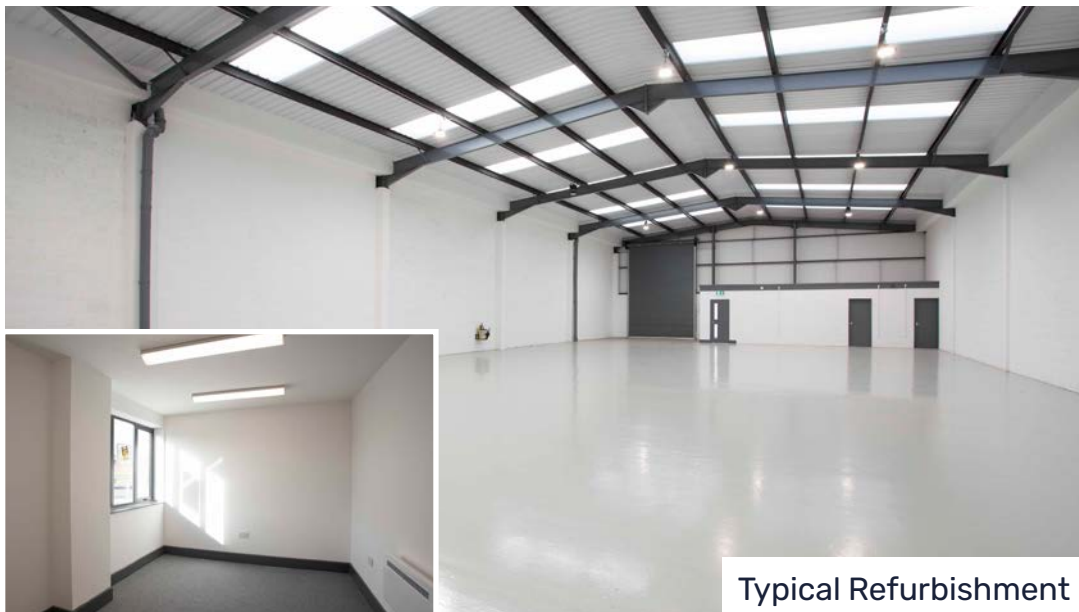
FACTORY



INDUSTRIAL

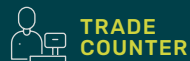


DISTRIBUTION
UNITS



Typical Refurbishment





TRADE
COUNTER



WAREHOUSE



FACTORY



INDUSTRIAL



DISTRIBUTION
UNITS

Description

The subject properties are in close proximity to the retail units (Pets At Home, New Look, Peacocks). The units have a high profile location within a short walk from Portishead High Street and would therefore suit a trade occupier or an occupier requiring a prominent location on the estate.

The units benefit from the following:

- Fully refurbished and immediately available
- New insulated pitched roof with good natural light
- Steel portal frame building
- Eaves height of 5.4m
- Electric roller shutter door
- Male/female WCs
- Fully Fitted Offices
- Designated car parking and loading area



Accommodation

The premises provide the following approximate gross internal areas:

Unit	Availability	Sq Ft	Sq M
27	Under Offer	5,137	477
29	Available	4,618	429



Location

Portishead is located approximately nine miles north west of Bristol City Centre and two miles west of junction 19 of the M5, linked via the A369.

Portishead is undergoing a considerable amount of new development including the Persimmon Homes and Crest Nicholson scheme known as Port Marine. The scheme has cost approximately £500M and comprises employment space, retail accommodation, three thousand five hundred new dwellings, two primary schools and a health centre.

Portishead is in close proximity to Royal Portbury Docks where major occupiers include Walon, Wincanton, LaFarge, Kerry Food Ingredients, Asda and The Co-operative. Nearby at junction 18 is the Avonmouth Docks.

Old Mill Road is accessed via Wyndham Way, which links to the A369 and junction 19 of the M5. The units at Wyndham Way Retail Park include Pure Gym and B&M and are in close proximity to Waitrose, Sainsbury's and other shops and associated amenities within Portishead itself.

Tenure

The units are available on New Full Repairing and Insuring Leases for a term of years to be agreed.

EPC

Available upon request.

Services

All main services are available.

Viewing

Strictly by appointment with the sole agents:



Legal Fees

Each party will be responsible for their own legal costs in relation to any letting that may be agreed.

Rates

Available upon application.

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