russell
PROPERTY CONSULTANTS
01179 732 007

LAND, OPEN STORAGE TO LET

£35,000 per annum

0.30 Acres

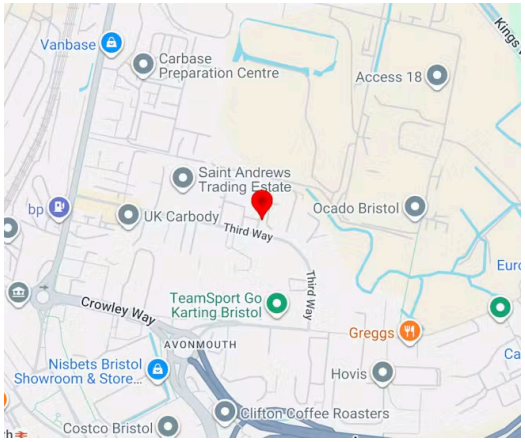
Third Way, Avonmouth, Bristol, BS11 9YS

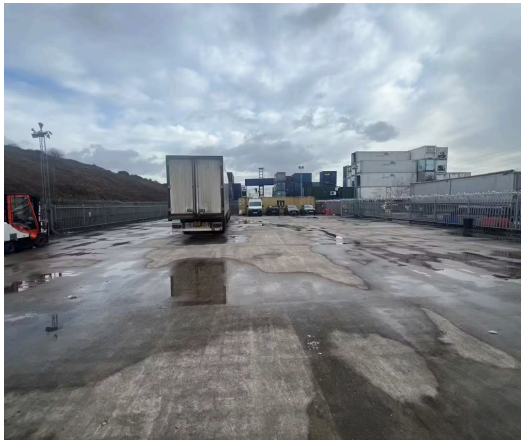
Secure concreted yard with barrier and gated entrance in close proximity to J18 (M5) and Bristol Port.

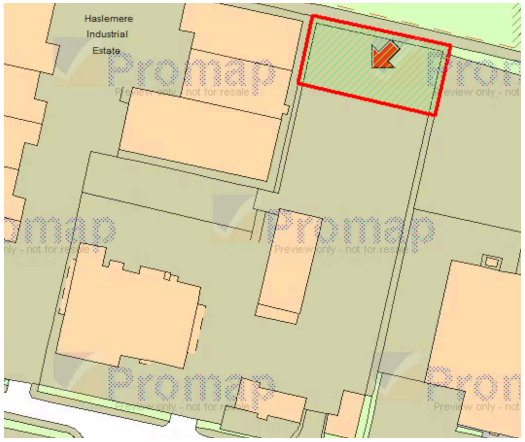
- Secure Concreted Open Storage Site
- Short Term flexible leases only - 2 years term certain and thereafter rolling breaks
- Secure gated entrance
- Electricity available - water by seperate agreement
- Close proximity to Junction 18 of M5
- Close proximity to Bristol Port
- Palisade fencing around perimeter

0117-9732007
www.russellpc.co.uk









Description

The property comprises a concreted rectangular yard of approx. 0.3 acres (0.7 ha), which is secured by palisade fencing and a secure gated entrance. The site is rectangular, flat and of a decent configuration with electricity available and water can be provided by separate agreement. The site is extremely secure with a barrier and manned entrance to the yard and site. The site will be available in November 2026 and possibly sooner.

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.

This secure yard is at the rear of BM Foods, which 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.

Viewings

Please contact the marketing agents

Terms

Available on a flexible lease with 2 years term certain and thereafter mutual breaks.

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: £35,000 per annum
- Service charge: n/a
- 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.



