russell
PROPERTY CONSULTANTS
01179 732 007

# INDUSTRIAL / WAREHOUSE TO LET

£200,000 per annum

29,240 sq ft

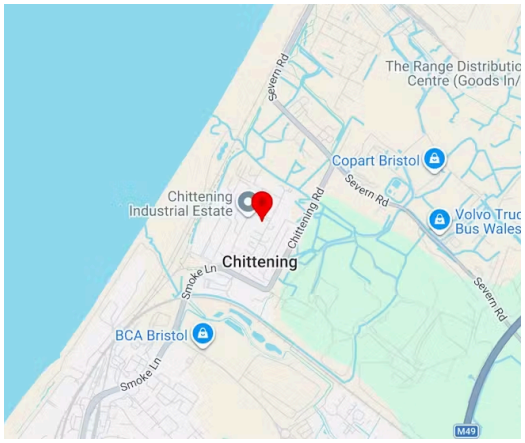
## Chittening Industrial Estate, Chittening, Bristol, BS11 0YB

Detached warehouse with substantial concreted secure yard with 9.5m eaves and close to Bristol & Portbury Docks

- Detached building with substantial concreted secure yard
- Part unit fully racked (separate agreement)
- 9.5m eaves height
- Close to Bristol & Portbury Docks
- New FRI lease direct from Landlord
- Substantial power supply (3-Phase)
- Car Parking on site
- Secure estate with security and number plate recognition

0117-9732007
www.russellpc.co.uk











## Description

The property comprises a detached warehouse/industrial unit with a substantial concreted secure yard. The warehouse is of steel portal frame construction with an eaves height of 9.5m and a clear height of 14m. Access is via 3 level loading doors and there is a wash area with interceptor in the yard. The building is currently occupied but due to be vacated imminently and the building can be upgraded to suit any tenants requirements. Part of warehouse is fully racked and this can be left in situ if required (separate agreement)

## Location

Located within Chittening Industrial Estate, accessed from Smoke Lane, the main arterial route through Avonmouth. The property has good access to Junction 18 and 18A of the M5, approximately 2 miles to the south, which in turn provides access to the M49 M4 to the north.

Bristol City Centre is located approximately 8 miles south east and is reached via The A4 Portway. Avonmouth is the centre of the Bristol industrial market and is home to a number of national logistics and distribution occupiers, due to the excellent motorway links, with 80% of the population within a 4-hour drive.

## Accommodation

| Name | sq ft | sq m |
|---|---|---|
| Ground - warehouse | 24,143 | 2,242.96 |
| Ancillary - Workshop | 4,344 | 403.57 |
| Ground - Toilets/Kitchen | 753 | 69.96 |
| **Total** | **29,240** | **2,716.49** |

## Viewings

Please contact the marketing agents

## Terms

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

- Rent: £200,000 per annum
- Business rates: £49,920 per annum
- Service charge: n/a
- EPC: B (38)
- 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.


SugaRich
UNIT
S4
HYMAS
STRICTLY
NO PARKING
Access required
at all times


SugaRich
UNIT
S4


STRICTLY
NO PARKING
Access required
at all times


SugaRich
Site safety starts here
All drivers & visitors must report to site office
No access for unauthorised persons beyond this point
Maximum site speed 10mph
Foot protection must be worn at all times
High visibility vests must be worn at all times
LOADING TIME: 07:30 - 16:30 MON - FRI


STRICTLY
O PARKING
ess required
t all times
WARNING
CCTV in operation






FIRE BLANKET
SKIN SAFETY CENTRE




AD/04
AD/03
AC/02