

## INDUSTRIAL / WAREHOUSE TO LET

£192,813 per annum (Passing Rent)

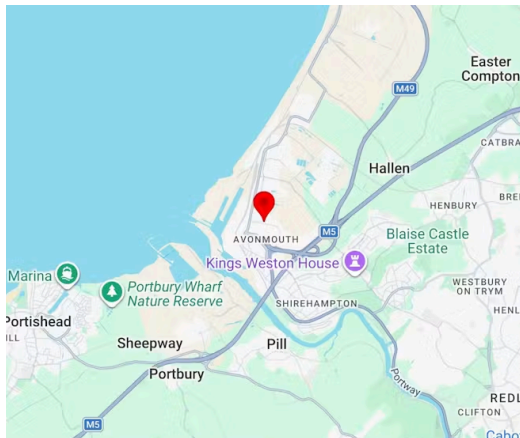
23,024 sq ft

### Chilled Facility, Unit 14-16 St Andrews Trading Estate, Avonmouth, BS11 9YE

This chilled/ambient facility comprises three units interlinked units in the heart of Avonmouth, close to motorway junction.

- Chilled facility (0-5 degrees)
- Three interlinked units
- Fast access to M5 motorway (J18)
- Close proximity to Bristol Port
- 2-storey offices
- Ample car parking
- Substantial fit-out (detailed plans)
- Immediately available





## Description

This facility comprises three units all interlinked, two units are fully fitted out as a chilled facilities and the third unit is ambient storage.

There are 2 storey offices to the front elevation of Unit 16 and single storey offices to front of Unit 15. Each unit is open plan with eaves height of 6m, however, the roof of the chillers is 4.91m. Access is provided by an electric roller shutter door to each unit and externally there is allocated and communal parking.

## 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.

St Andrews Trading Estate 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.

## Accommodation

| Name                | sq ft         | sq m         |
|---------------------|---------------|--------------|
| Unit - 14 (ambient) | 8,125         | 754.84       |
| Unit - 15 (chilled) | 7,162         | 665.37       |
| Unit - 16 (chilled) | 7,737         | 718.79       |
| <b>Total</b>        | <b>23,024</b> | <b>2,139</b> |

## Viewings

Please contact the marketing agents

## Terms

An assignment/subletting of existing lease is available, which expires on 9/1/33. Alternatively, a new lease may be available direct from the Landlord, subject to agreeing a coterminous surrender.

## Anti-Money Laundering

The successful assignee will be required to provide the usual information to satisfy the anti-money laundering requirements when Heads of Terms are agreed.

## Summary

- Rent: £192,813 per annum (Passing Rent)
- Business rates: The rates are being re-assessed. Please speak to agents for likely rates payable
- Service charge: £7,604.12 per annum
- Lease: Assignment

## 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.



