

INDUSTRIAL / WAREHOUSE TO LET

£58,654 per annum (Passing Rent)

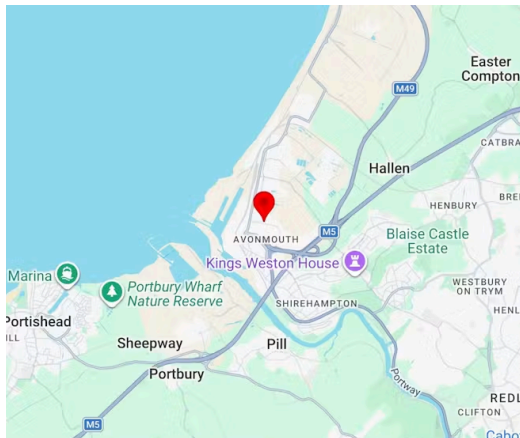
10,645 sq ft

Food Production Facility, Unit 13, St Andrews Trading Estate, Avonmouth, BS11 9YE

This food production facility in the heart of Avonmouth with a substantial secure concreted yard, close to motorway junction.

- Modern fully fitted food production unit
- Large secure yard adjacent
- End-terraced unit
- Chilled and frozen available
- Original warehouse (6,030 sq ft)
- Ample car parking
- Immediately available





Description

Unit 13 is an end-terraced unit with a large secure yard. It is currently fully fitted out for food production and has a mezzanine throughout with chilled/food production on the ground floor and storage and a large freezer (1,270 sq ft) on the mezzanine. Access is via a single electric roller shutter door and there is a large secure concreted yard adjacent. Externally, there is both allocated and communal parking available.

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
Ground - Warehouse/Food Production	5,119	475.57
Mezzanine - Storage/Freezer	4,116	382.39
Ground - Office	911	84.63
1st - Office	449	41.71
Total	10,595	984.30

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: £58,654 per annum (Passing Rent)
- Business rates: The rates are being re-assessed. Please speak to agents for likely rates payable
- Service charge: £2,118.92 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.

