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PROPERTY CONSULTANTS
01179 732 007

DISTRIBUTION WAREHOUSE, INDUSTRIAL, INDUSTRIAL/LOGISTICS, INDUSTRIAL / MANUFACTURING, LIGHT INDUSTRIAL, INDUSTRIAL / WAREHOUSE TO LET

£12.50 per sq ft

8,250 sq ft

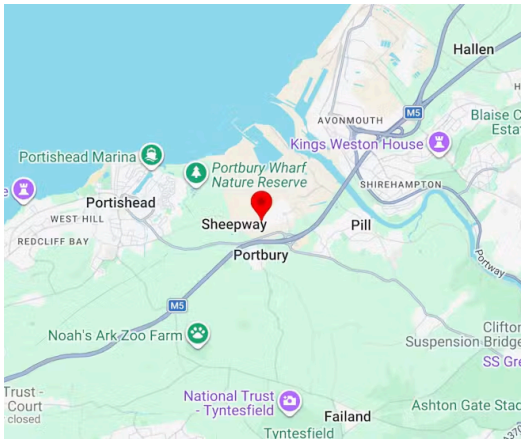
Banyard Road, Portbury, Bristol, BS20 7XH

Modern detached industrial/warehouse facility with cranage and substantial secure yard close to J19 of M5.

- Modern detached unit with substantial secure concreted yard
- Adjacent Junction 19 of M5 (Portbury)
- Cranage - 5 & 10 Tonne (can be removed)
- Available January 2027

0117-9732007
www.russellpc.co.uk









Description

The property comprises a detached warehouse industrial unit constructed on a steel portal frame with elevations of cavity brick and profiled metal cladding. The unit has ground and first floor offices including a canteen, locker room and male and female WC facilities. The warehouse has a 7m eaves (8.2m clear height), LED lighting, 3 phase power and 2 travelling cranes (5 &10 Tonne), which can be removed if not required.

Vehicular access is via a single ground level loading door leading from a substantial secure concreted yard with a gated access from the main road.

Location

Royal Portbury Park is located 7 miles to the west of Bristol City Centre. The building has excellent access to the national motorway network situated adjacent to Junction 19 of the M5 motorway and 7 miles to the south of the M4/M5 interchange. South Wales is accessed via the M49 and Prince of Wales Bridge.

Accommodation

Name	sq ft	sq m
Ground - Warehouse	6,700	622.45
Ground - Reception/Lockers/Canteen	775	72
1st - Offices	775	72
Total	**8,250**	**766.45**

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: £12.50 per sq ft
- Business rates: £32,640 per annum
- Service charge: n/a
- EPC: C (69)
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings



Rob Russell
01179 732007 | 07540 994 123
rob@russellpc.co.uk



Josh Gunn
01179 732 007 | 07826 889 595
josh@russellpc.co.uk



Chris Miles
01179 732 007 | 07970 886740
chris@russellpc.co.uk

These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.




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