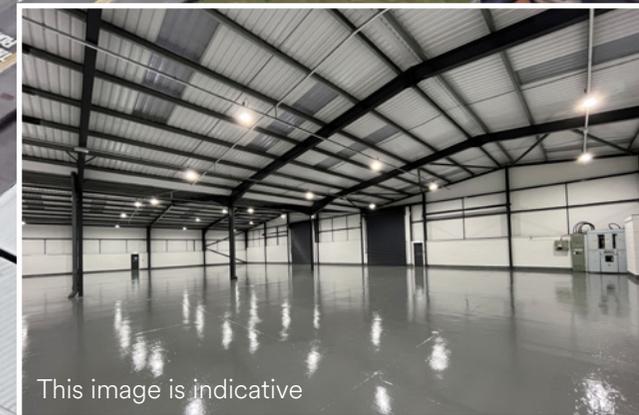


New Roof and Secure Yard



This image is indicative

TO LET

Industrial / Warehouse Unit

22,360 sq.ft (2,077.3 sq.m)

Unit 203C, Burcott Road, Avonmouth BS11 8AP

- Located 8 minute drive from M5 JCT 18
- Large Secure Yard
- 3 Roller Shutter Doors
- Eaves Height 6m

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Unit 203C, Burcott Road, Avonmouth BS11 8AP

Areas (Approx. Gross Internal)

Warehouse	17,900 sq.ft	(1,662.97 sq.m)
Ground Floor Office	2,398 sq.ft	(222.75 sq.m)
First Floor Offices	2,062 sq.ft	(191.58 sq.m)
Total	22,360 sq.ft	(2,077.30 sq.m)

Location - BS11 8AD

Situated on Burcott Road, Just off A403 St. Andrew's Road, the main arterial route to the M5 motorway at Junction 18. Burcott Road is in the heart of Avonmouth giving access to M4, M5 and South Wales via the M49 link road.

Description:

End of terrace clear span warehouse with integral two storey office accommodation. Eaves height of approximately 6m with 3 roller shutter doors to the east elevation.

The office accommodation includes LED lighting, single glazed windows, air conditioning, WC's and kitchenette. Externally the unit has a secure yard and dedicated parking area for staff.

Rent

Terms on Application.

Business Rates

Rateable Value £120,000.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

EPC- C. Further information on request.

Planning

Interested parties should make their own enquiries to the Bristol City Council.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any lessee.

Viewing

Strictly via prior appointment with the appointed agents



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