



# 1

## AVONSIDE INDUSTRIAL PARK

ST PHILIPS | BRISTOL | BS2 0UQ

FULLY REFURBISHED UNIT

CENTRAL BRISTOL  
LOCATION

EXCELLENT  
TRANSPORT LINKS



Large forecourt / loading area



Ability to create a secure yard



Open plan warehouse,  
ground and first floor offices



Electric surface level roller  
shutter door



5.4m minimum eaves



Key local occupiers include:  
Screwfix, Toolstation, Sunbelt Rentals,  
Jewson, Graham Plumbers Merchants

# TO LET

8,925 SQ FT  
(829.16 SQ M)

## DESCRIPTION

- Unit 1 Avonside comprises an end of terrace light industrial unit that has been built around a steel portal frame with an insulated sheet roof incorporating approximately 10% translucent roof lights
- The open plan warehouse benefits from a concrete floor and 5.4m minimum eaves (17ft 8")
- Ground floor office accommodation that benefits from suspended ceilings, LED lighting and wall mounted electric radiators
- Mezzanine area located above the ground floor offices can be used for storage or converted into further office / ancillary space
- Loading access is provided via an electric surface level roller shutter door as well as two separate pedestrian doors
- Externally the property benefits from a large loading / forecourt area with the ability to create a secure yard

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

| DESCRIPTION          | SQ FT              | SQ M               |
|----------------------|--------------------|--------------------|
| Warehouse            | 7,053 sq ft        | 655.24 sq m        |
| Ground Floor Offices | 936 sq ft          | 86.96 sq m         |
| Mezzanine            | 936 sq ft          | 86.96 sq m         |
| <b>TOTAL</b>         | <b>8,925 sq ft</b> | <b>829.16 sq m</b> |





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### LOCATION

- Prominent trading estate directly fronting the popular Feeder Road in St Philips
- Established industrial / trade counter location
- 1.5 mile east of Bristol city centre and Temple Meads railway station
- 2 miles to Junction 3 of the M32 motorway
- 6 miles to Junction 19 of the M4 motorway
- Good access to the A4 Bath Road, and the A4320 St Philips Causeway

SAT NAV: BS2 0UQ



### KEY LOCAL OCCUPIERS

**SCREWFIX**

**JEWSON**

**TOOLSTATION**

**Graham**  
The Plumbers' Merchant

**SUNBELT**  
RENTALS



## VIEWING

Strictly by appointment with the joint agents



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**Thomas Park**

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## RATEABLE VALUE

Please contact the marketing agents for further information

## PLANNING

The property has consent for E, B2 & B8 Use  
Classes with unrestricted 24 hour use

## TENURE

The property is available by way of a new full  
repairing and insuring lease

## ENERGY PERFORMANCE CERTIFICATE

The building has an EPC B rating. Available  
upon request

## RENT

Upon application

## SERVICE CHARGE

There is an estate service charge for the upkeep  
and maintenance of communal areas

## VAT

All costs are subject to VAT where applicable

## LEGAL COSTS

Each party to bear their own legal and surveyor  
costs incurred in the transaction

## ANTI-MONEY LAUNDERING

All interested parties will be required to comply  
with Anti-Money Laundering regulations

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☑ Designed and produced by kubiakcreative.com 266956 05/26

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INDUSTRIAL PARK

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