



Quoting Rent:

## Rent on Application

### The Property:

The premises comprises an open plan warehouse with ground and first floor offices, providing the following approximate Gross Internal Floor Areas:

#### Unit 4a

4,925 sq ft  
(457.54 sq m)

#### Unit 5

5,623 sq ft  
(33.78 sq m)

#### TOTAL

10,548 sq ft  
485.03 sq m

## Unit 4a-5 Avonside Industrial Estate, Feeder Road, Bristol, BS2 0UQ

Central Bristol location. Well-established industrial estate. Good transport links.

### Highlights

- **To Be Fully Refurbished**
- Secure Yard
- 6m Minimum Eaves
- 2 Surface Level Roller Shutters
- Allocated Car Parking
- Established Industrial Location

# The Location

## Nearby Neighbors

- Screwfix
- Toolstation
- Sunbelt Rentals
- Jewson
- Graham Plumbers Merchants

## Connectivity

Junction 3 of M32  
1.8 miles

Bristol City Centre  
2.0 miles

Junction 19 of M4  
6.0 miles

## Amenities

- 6m Minimum Eaves
- Secure Yard
- Fitted Office Accommodation
- W/C & Kitchenette
- 2 Surface Level Access Roller Shutters
- Allocated Car Parking

# Description

Unit 4a - 5 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, 6m minimum eaves (19ft 6") and ground and first floor office accommodation that benefits from suspended ceilings. The property also benefits from multiple WCs and a small kitchenette.

Loading access is provided via two surface level electric loading doors as well as a separate pedestrian door.

Externally the property benefits from a secure yard and allocated car parking spaces.

# Tenure

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

# Rent

Rent on application.

# VAT

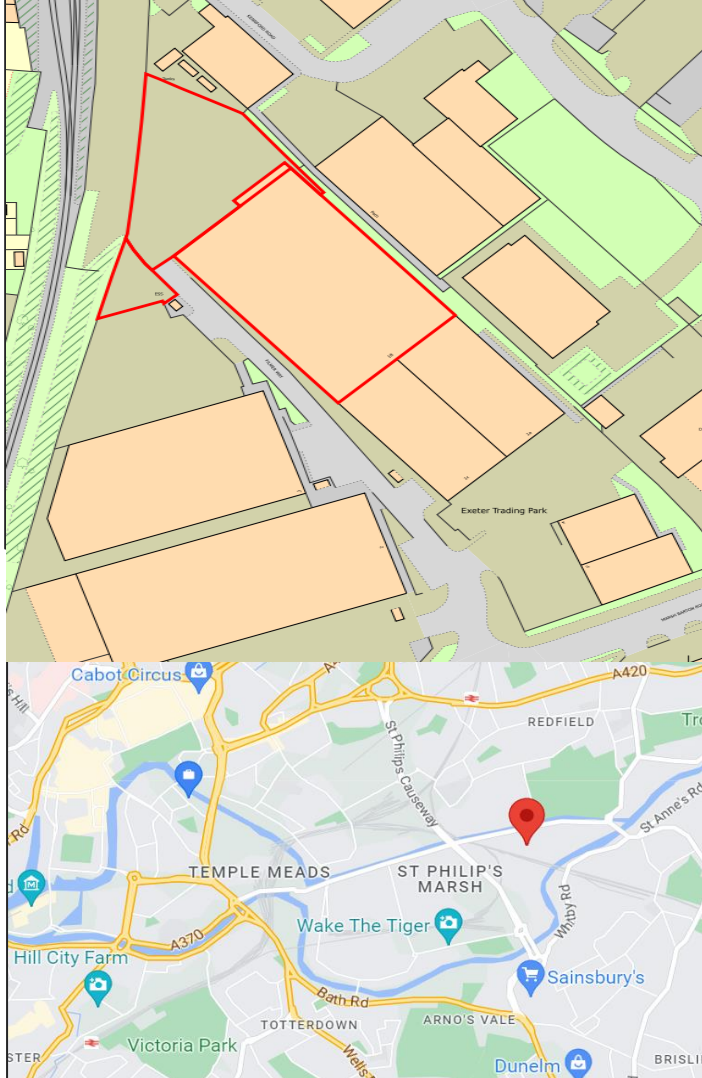
All costs are subject to VAT where applicable.

# Legal Costs

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

# Energy Performance Certificate

To be reassessed following refurbishment.



## Contacts

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Unit 2 Avonside – Typical Refurbishment



Unit 2 Avonside - Typical Refurbishment

## Contacts

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