



CCT Building, Chittening Industrial Estate

Greensplott Road, Avonmouth, Bristol, BS11 0YB

Refurbished Warehouse Located on Desirable Industrial Estate

11,641.77 to 23,662.61 sq ft
(1,081.56 to 2,198.33 sq m)

- Undergoing Refurbishment
- Suitable for a Variety of Uses
- Available as a Whole or Separately
- 5.1m Minimum Eaves Height
- On Site Security

Summary

| | |
|----------------|------------------------------|
| Available Size | 11,641.77 to 23,662.61 sq ft |
| Rent | ROA |
| Business Rates | To Be Assessed |
| EPC Rating | Upon enquiry |

Description

The unit comprises a mid and end of terrace warehouse/industrial unit of steel portal frame construction with a concrete floor. The units are undergoing refurbishment, the work include the re-roofing and re-cladding of the building, installation of 2 new ground level loading doors in Unit 3 and 1 new ground level loading door in Unit 2, LED lighting throughout and the refurbishment of the office accomodation.

Location

The Units are located on the Chittening Industrial Estate, Avonmouth, approximately 2 miles from Junction 18 of the M5 motorway which is accessed via the A403 and 7 miles to the west of Bristol City Centre accessed via the A4 Portway.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|--------------------|-----------|----------|
| Unit - 2 Warehouse | 11,120.20 | 1,033.10 |
| Unit - 2 Office | 521.57 | 48.46 |
| Unit - 3 Warehouse | 11,406.65 | 1,059.71 |
| Unit - 3 GF Office | 311.19 | 28.91 |
| 1st - 3 Office | 303 | 28.15 |
| Total | 23,662.61 | 2,198.33 |

Viewings

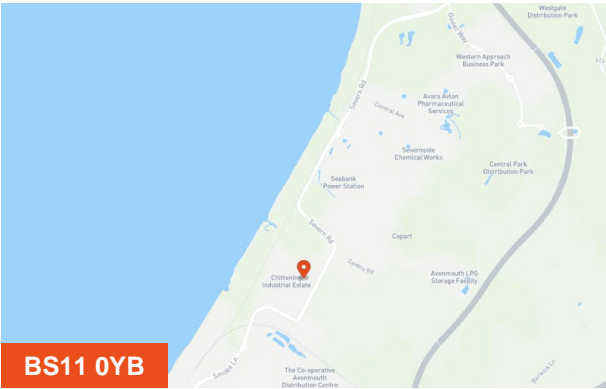
Strictly by appointment only or with the joint agents Russell Property Consultants

Terms

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information

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