



CCT Building, Chittering Industrial Estate

Greensplot 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 Chittering 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

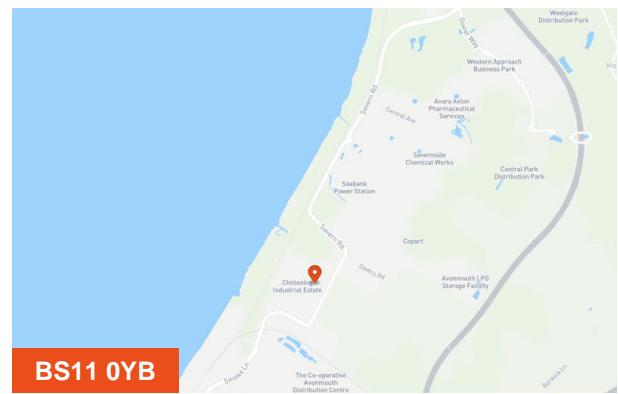
Strictly by appointment only or with the joint agents Russell Property Consultants

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

Simon Harvey

01179 464 520 | 07785 222 868

simon.harvey@htc.uk.com

Rob Russell (Russell Property Consultants Ltd)

07540 994 123

Chris Miles (Russell Property Consultants Ltd)

01179 732 007 | 07970886740