



Unit 3

Avon Trading Estate, Bristol, BS2 0XA

Centrally Located Industrial Unit

7,192.30 sq ft
(668.19 sq m)

- Allocated Parking
- Minimum Eaves - 4.6m
- c.0.5 Miles from Bristol Temple Meads Train Station
- c.1 Mile to Bristol City Centre

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Summary

Available Size	7,192.30 sq ft
Rent	Rent on application
Rates Payable	£23,203.50 per annum Current rateable value (1 April 2023 to present)
Rateable Value	£46,500
Service Charge	N/A
EPC Rating	E (111)

Description

The property comprises a end of terrace industrial/warehouse unit constructed on a steel portal frame with brick, blockwork and insulated metal clad elevations under a pitched roof.

Internally, the unit has ground and 1st floor offices with lighting and carpet flooring. The warehouse has a concrete floor, fluorescent strip lighting, 3 phase electricity and a clear eaves height of 4.6m.

Vehicular access is via a metal sectional shutter loading door to the front elevation with parking to the front of the property.

Location

Albert Road Trading Industrial Estate is situated in the well-established industrial area of St Philips. The Estate has a prominent position at the junction of Albert Road and Feeder Road.

The Estates has good transport links to the M32 and the A4 via St Philips Causeway 0.4 of a mile to the East and Bristol City Centre 1 mile to the North.

Accommodation

The accommodation comprises the following areas:

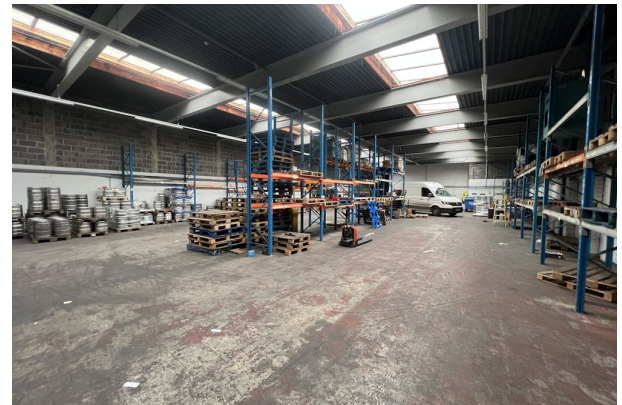
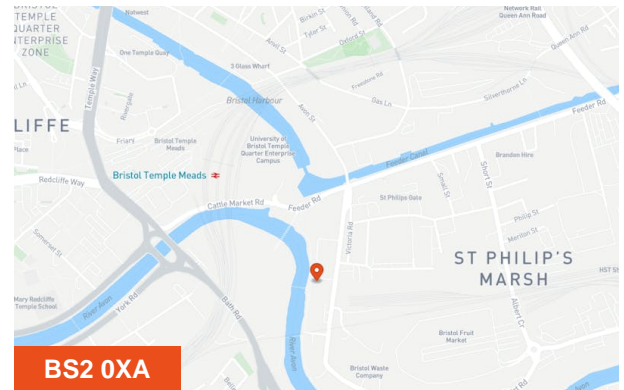
Name	sq ft	sq m	Availability
Unit - Warehouse	6,111.80	567.80	Available
Ground - Offices	777.47	72.23	Available
1st - Offices	303.03	28.15	Available
Total	7,192.30	668.18	

Terms

The property is available by way of a new full repairing and insuring lease for a guaranteed term until June 2027. Following this date there will be a rolling mutual break of 3 months notice.

Legal Costs

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



Viewing & Further Information

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