



## Unit B

Banyard Road, Portbury, Bristol, BS20 7XH

### **Self Contained Industrial Warehouse/ Unit located on Royal Portbury Park**

**11,402 sq ft**  
(1,059.28 sq m)

- Secure Gated Yard
- Located near to J19 M5

## Summary

<b>Available Size</b>	11,402 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£31,395 per annum Current rateable value (1 April 2023 to present)
<b>Rateable Value</b>	£57,500
<b>EPC Rating</b>	B (37)

## Description

The property comprises a detached warehouse industrial unit constructed on a steel portal frame with elevations of cavity brick and profiled metal cladding. The unit has ground and first floor offices including a kitchen area, shower and male and female WC facilities. The warehouse has a 6 m eaves, LED lighting, 3 phase power and 700 lb per sq ft floor loading.

Vehicular access is via 2 ground level loading doors leading from a secure yard to the rear of the building, enclosed by a 2.4 m high metal palisade fence.

## Location

Royal Portbury Park is located at Portbury West 7 miles to the west of Bristol City Centre. The building has excellent access to the national motorway network situated adjacent (to the west) of junction 19 of the M5 motorway and 9 miles to the south of the M4/M5 interchange. South Wales is accessed via the M49 and Second Severn Crossing 4 miles to the north.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	7,912	735.05	Available
Ground - Office	1,745	162.12	Available
1st - Office	1,745	162.12	Available
<b>Total</b>	<b>11,402</b>	<b>1,059.29</b>	

## Viewings

For further information or to arrange an inspection, please contact the Hartnell Taylor Cook.

## Terms

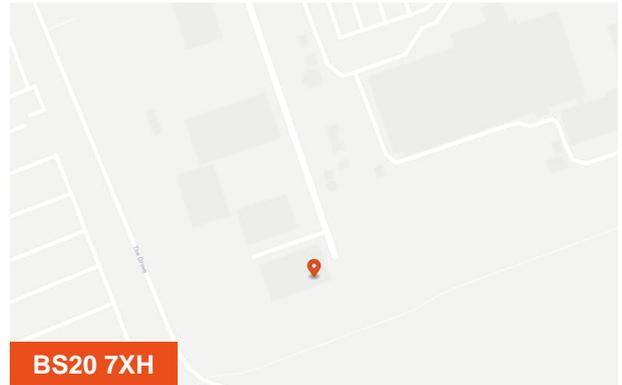
The property is available on a new full repairing and insuring lease

## Planning

The property has planning consent for Class E(g)III, B2 general industrial and B8 storage and distribution as defined in the Town and Country Planning (Use Classes) Order 1987.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



## Viewing & Further Information

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