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## TO LET

***\*EXCELLENT HYBRID UNIT WITH WORKSHOP / DISTRIBUTION SPACE PLUS HIGH-QUALITY OFFICES\****

### **FOURTH WAY, AVONMOUTH, BRISTOL, BS11 8DL**



- **TOTALLING APPROXIMATELY 6,090 SQ FT**
- **DETACHED SINGLE OCCUPATION BUILDING WITHIN A LARGE LANDSCAPED SITE**
- **GOOD QUALITY WORKSHOP SPACE WITH HIGH QUALITY OFFICES AND RECEPTION**
- **24 PARKING SPACES WITH SCOPE FOR MORE**
- **QUOTING RENT ONLY £60,000 PAX**

SUBJECT TO CONTRACT

## **LOCATION**

Avonmouth is situated to the North West of Bristol city centre and benefits from both Avonmouth Docks and Royal Portbury Docks. The property is approximately 0.7 of a mile from Junction 18 of the M5 motorway and provides excellent access to Bristol City Centre and the national motorway network with the M4 and M5 interchange at Almondsbury approximately 6 miles to the North.

## **DESCRIPTION**

The property comprises two purpose built single storey buildings joined by a link corridor which contains WC's and plant room. The property sits on a large landscaped site with a parking area for circa 24 vehicles to the front of the buildings. The car parking could also be used as yard space by an occupier subject to their needs and the parking provision could also be increased with further landscaping works.

The buildings have brick elevations and sheet clad roofs with large double-glazed windows. The first building comprises high quality office accommodation with the second building comprising warehouse and storage space along with a separate treatment rooms area. The office space has benefitted from a level of refurbishment in recent years and presents very well.

This warehouse building benefits from an electric roller shutter door with a width of 2.99m and height of 2.71m.

## **ACCOMMODATION**

All measurements are approximate and are given on a gross internal basis in accordance with the RICS Property Measurement Standards:-

Total Gross Internal Area            6,090 sq ft            (565.77 sq m)

## **OPPORTUNITY**

The property is available to let on a new full repairing and insuring lease, the terms of which are to be agreed.

The property can be split and therefore consideration will be given to lettings of part of the site (i.e. office space only or workshop space only). Further details can be made available upon request.

## **QUOTING RENT**

The quoting rent for a new lease on the property is £65,000 per annum, exclusive.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in respect of this transaction.

## **ENERGY PERFORMANCE CERTIFICATES**

D97 – An EPC can be made available upon request.

## **VAT**

All prices quoted are exclusive of VAT, if applicable.

## **VIEWING ARRANGEMENTS**

Strictly by appointment only through the sole agents; Burston Cook

F.A.O. Tom Coyte MRICS

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Email: [tom@burstoncook.co.uk](mailto:tom@burstoncook.co.uk)

**SUBJECT TO CONTRACT**

**JUNE 2020**

### **CONTROL OF ASBESTOS AT WORK REGULATIONS 2002**

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.