

SECURE INDOOR STORAGE –TO LET

Unit E, Canada Warehouse, Worthy Road, Chittening, Avonmouth, BS11 0BY



- A great opportunity to have secure storage in an industrial unit in an excellent location in Chittening, Avonmouth, with fast transport links to Bristol city centre and the motorway networks
- The unit provides excellent clear height production/storage accommodation with a maximum eaves height of 9.7m
- The unit benefits from an internal office, WC's and forecourt parking
- The unit provides 4,682 sq ft of space
- Low quoting rent



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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LOCATION

The unit is located on Worthy Road in Chittening, Avonmouth, which is only 2 miles from Junction 18 of the M5 Motorway to the South. This provides access to Bristol City Centre and there is excellent access onto the national Motorway Network via the M5/M4 interchange.

DESCRIPTION

The unit is an end of terrace industrial unit of steel portal frame construction. The unit benefits from a concrete floor, roof lights and roller shutter door. There is an office block internally with WC and kitchenette.

The property is being fitted with LED lighting and has parking to the front.

ACCOMMODATION

The property provides the following approximate gross internal area:

4,682 sq ft 434.97 sq m

TERMS

The unit is being offered by way of a sublease, the terms of which are to be agreed.

RENT

An all inclusive rent is available. The rent level is available upon application.

VAT

We have been advised that the property is elected for VAT.

EPC

The property has an Energy Performance rating of C-75

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

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SUBJECT TO CONTRACT

July 2025

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