

SECURE STORAGE YARD – TO LET

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



- A great opportunity to have a secure open storage yard in an excellent location in Chittening, Avonmouth, with fast transport links to Bristol city centre and the motorway networks
- 0.12 Acres of secure yard
- Concrete yard with steel palisade fencing and gates
- Rent only £15,000 pa.

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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 **BURSTON
COOK**
0117 934 9977

LOCATION

The yard 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 yard is at the end of a terrace of industrial units .

It is laid to concrete and is secured with steel palisade fencing and steel gates.

ACCOMMODATION

The yard provides approximately 0.12 acres of secure open storage.

TERMS

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

RENT

The quoting rent is £15,000 pa exclusive.

VAT

We have been advised that the property is elected for VAT, so VAT is payable on the rent.

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

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

April 2026

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

