



J.19 M5 – 0.5 MILES



M4/M5 INTERCHANGE – 8 MILES



BRISTOL CITY CENTRE – 9 MILES



GORDANO19 GARANOR WAY
PORTBURY
BS20 7XE

UNIT 10

6,242 – 12,149 SQ FT (579.82 – 1,128.68 SQ M) TO LET

LOCATION

- ✓ Immediately adjacent to Junction 19 M5
- ✓ One mile from the Royal Portbury Docks
- ✓ Two miles from Portishead
- ✓ Eight miles from the M4/M5 Almondsbury Interchange
- ✓ Nine miles to Bristol city centre

DESCRIPTION

- ✓ Modern end of terrace light industrial unit
- ✓ Available combined with the benefit of a secure yard
- ✓ Ideal for both distribution and port related occupiers
- ✓ Nearby occupiers include Bristol Port Company, Wincanton, Kerry Ingredients and Apetito



Typical Internal

UNIT 10 SPECIFICATION

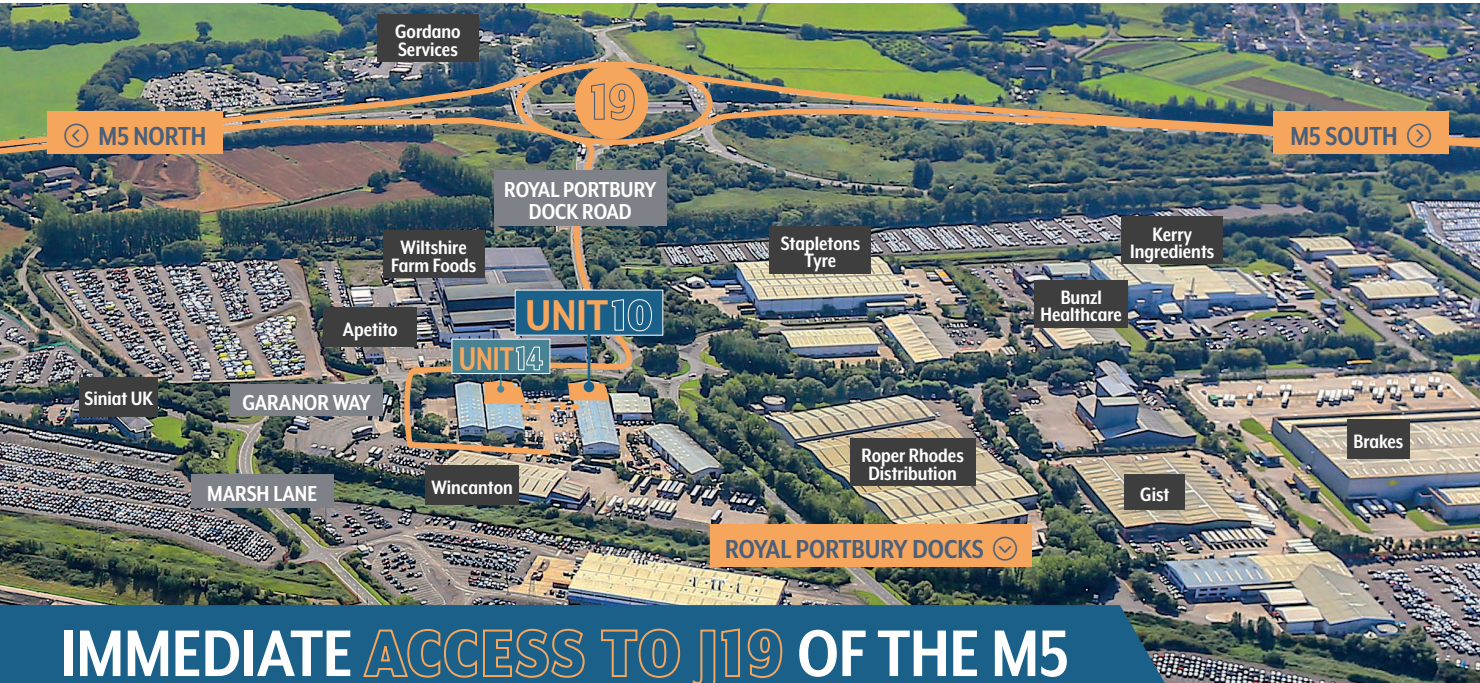
- ✓ Refurbishment to be undertaken
- ✓ Steel portal frame construction
- ✓ Minimum eaves of 6m (20ft)
- ✓ Walls and roof that are fully clad and insulated
- ✓ Access via an electric roller shutter door
- ✓ Office over two floors with suspended ceilings, double glazing, central heating, WCs and a kitchen area
- ✓ Allocated parking and loading areas

ACCOMMODATION

	SQ FT	SQ M
Warehouse	3,972	368.92
Ground Floor Offices	1,135	105.45
First Floor Offices	1,135	105.45
TOTAL (GIA)	6,242	579.82
TOTAL UNITS 10+14	12,149	1,128.68



SAT NAV: BS20 7XE



IMMEDIATE ACCESS TO J19 OF THE M5

SERVICES

We are advised that the property is connected to mains water, drainage, gas and three phase electricity.

LEASE

The premises are available by way of a new fully repairing and insuring lease for a term of years to be agreed.

RENT

Upon application.

RATEABLE VALUE

Listed as warehouse and premises with a rateable value of £35,250.

EPC

C 73

VIEWINGS

For an appointment to view please contact the joint agents.



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LEGAL COSTS

Both parties are responsible for their own legal costs incurred.

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