TO LET

Unit 4, Third Way Industrial Estate, Third Way, Bristol, BS11 9YA
Warehouse / Manufacturing premises with large secured yard to front and side
22,052 sq.ft. (2,049 sq.m.)

◊ 5.8m (19ft) Eaves Height
◊ Flexible Lease Terms Available
◊ Sizeable Self Contained Secure Yard
◊ Prominent Road Frontage
◊ Car Parking
◊ Separate Customer Entrance outside of the secured yard
◊ Established Location
LOCATION
Avonmouth is the South West’s largest centre for distribution with excellent links to Junction 18/18A of the M5 and M49, circa 5 miles south of the M4 junction. The port of Bristol is served by rail freight and therefore ideal for serving regional and UK markets. The premises fronts directly onto the main circulation road around Avonmouth known as Avonmouth Way with a return frontage to Third Way. The premise lies approximately 400 meters from junction 18 of the M5. Bristol city centre is approximately 8 miles South East.

DESCRIPTION
The available unit comprises steel frame construction with a trussed roof and sheet roof facades. The unit has an eaves height of circa. 5.8m (19 ft) and serviced by four shutter doors with the potential for others being created. The unit benefits from a large prominent secured yard area to the front and side with separate customer/staff parking. Internally the unit comprises an open plan warehouse with offices and staff facilities.

ACCOMMODATION (GIA)

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RENT
Rent on application

TERMS
The unit is available to lease on a full repairing and insuring basis for a term of years yet to be agreed.

PLANNING
We are advised that planning was granted in September 1968 to erect a factory and warehouse with associated offices, showrooms and staff welfare facilities. More recently it has been used for warehousing purposes.

RATES
The property is identified by the valuation office as a Warehouse & premises with a rateable value assessment of £83,000 effective from 1st April 2017 For rates payable please contact the marketing agent.

SERVICES
We are verbally informed that all mains services exist with a high provision of electricity as it was formerly used as a manufacturing facility. Any occupier should make their own enquiries.

VAT
All terms quoted are exclusive of VAT where appropriate.

LEGAL FEES
Each party are to be responsible for their own legal and professional fees.

EPC
EPC Rating D79.

VIEWINGS AND FURTHER INFORMATION
For an appointment to view or for further information please contact the sole agents:

Josh Gunn 0117 456 4512
Email: josh.gunn@realestate.bnpparibas

Rupert Elphick 0117 456 4502
Email: rupert.elphick@realestate.bnpparibas

Details updated January 2019

SUBJECT TO CONTRACT