

MAGGS & ALLEN

UNIT B,
7A4 BUSINESS CENTRE
VICTORIA ROAD
AVONMOUTH, BRISTOL, BS11 9DB

£45,000 Per Annum

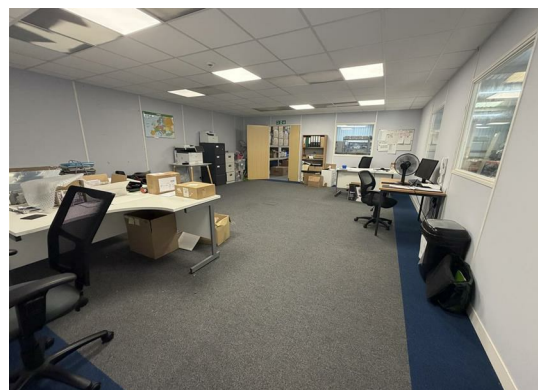
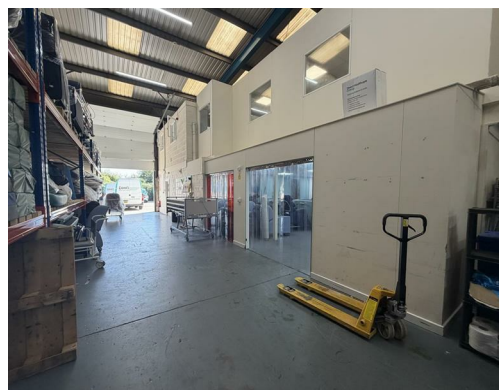
- Approx. 4,865 ft² (inc mezzanine)
- Full Height Roller Shutter Access
- LED Lighting
- 3-Phase Power
- Close To M5
- New Lease Available



Commercial & Investment
22 Richmond Hill, Clifton, Bristol, BS8 1BA

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www.maggsandallen.co.uk



DESCRIPTION

A modern unit of approximately 4,865 ft² arranged as a ground floor warehouse with roller shutter access, with additional first floor offices and further mezzanine storage. The property benefits from LED lighting, 3-phase power and off street parking to the front.

LOCATION

The unit is situated in a highly convenient position just off The Portway adjacent to the Portway Park & Ride, providing easy access to the M5.

ACCOMODATION (APPROX.)

Ground Floor: 3,177 ft² / 295 m²

First Floor Offices: 1,010 ft² / 94 m²

Mezzanine: 678 ft² / 63 m²

Total Gross Internal Area: 4,865 ft² / 452 m².

BUSINESS RATES

The Rateable Value with effect from 2026 is: £41,750.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: To be confirmed.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

LEASE DETAILS

The unit is available to let on a new fully repairing and insuring basis. Each party to incur their own respective legal fees.

TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

FLOOR PLAN

The floor plan are floor areas are provided for indicative purposes only and should not be relied upon.

CONTROL OF ASBESTOS REGULATIONS

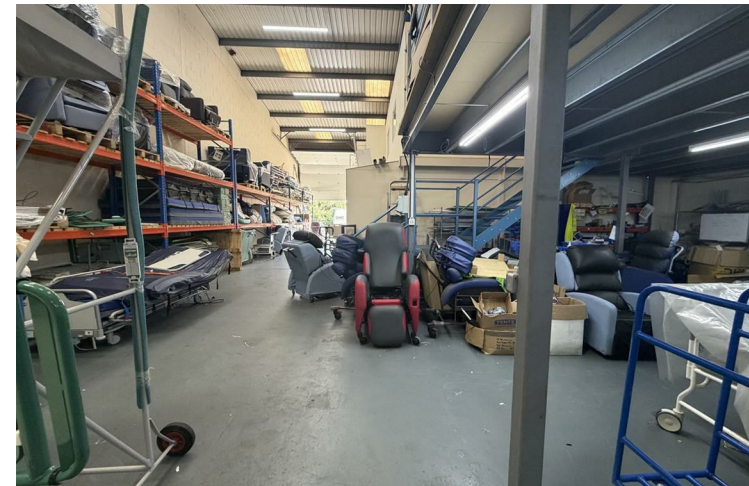
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.

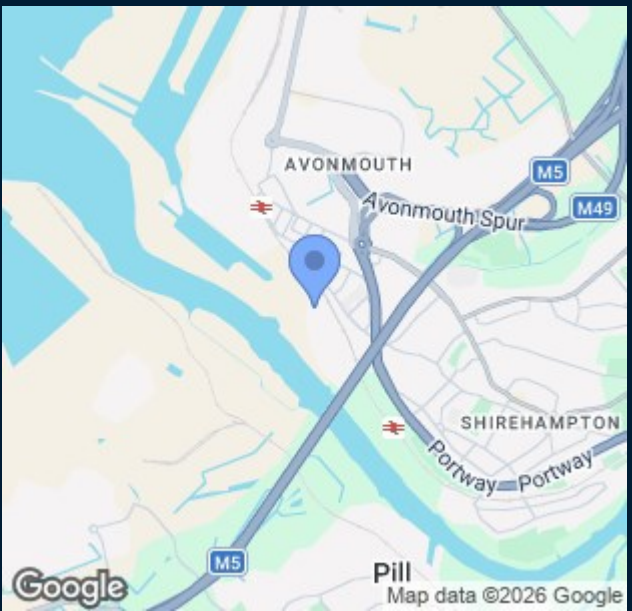
CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

VIEWINGS

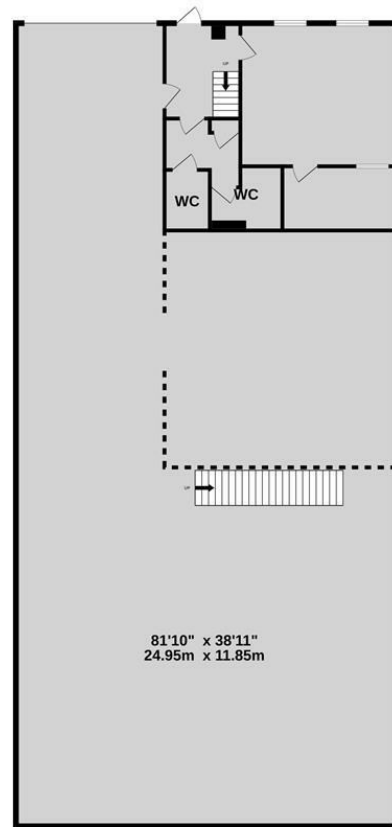
Strictly by appointment with Maggs & Allen.



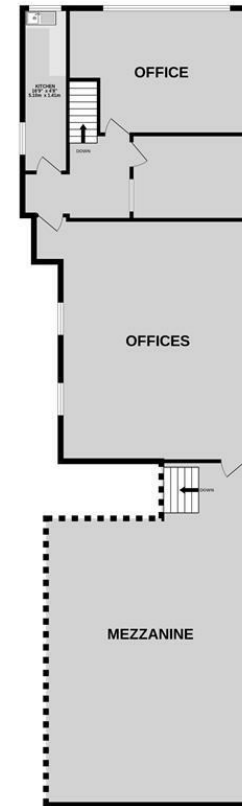


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.

GROUND FLOOR
3177 sq.ft. (295.2 sq.m.) approx.



1ST FLOOR
1689 sq.ft. (156.9 sq.m.) approx.



TOTAL FLOOR AREA : 4866 sq.ft. (452.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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