



UNIT 10 AVON GORGE INDUSTRIAL CENTRE
PORTVIEW ROAD AVONMOUTH, BRISTOL, BS11 9LQ



£30,000 PER ANNUM

Spacious industrial unit of approximately 4,460sqft (Gross Internal Area) benefiting from full height roller shutter access and ample allocated parking.

The unit is arranged as a ground floor warehouse (with offices, toilet and kitchen facilities), of approx. 3710sqft with further mezzanine level of approx. 750 sqft.

The property is situated in a convenient location just off the Portway in Avonmouth, providing easy access to the motorway networks and Bristol City Centre. Offered to let on a new fully repairing and insuring basis.

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DESCRIPTION

Industrial premises providing approximately 3,710sqft / 345 sqm to the ground floor, with an additional mezzanine of approx. 750sqft / 70sqm. The unit benefits from good internal height, roller shutter access, gas central heating, offices and store rooms.

LOCATION

Situated on Portview Road just off The Portway providing easy access to Avonmouth village, Bristol City Centre and the motorway networks.

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon. Please note, library photographs have been used.

FLOOR AREA

Ground Floor: Approx. 3,710sqft/345sqm

Mezzanine: Approx. 750sqft/70sqm.

OUTSIDE

We understand there are 6 allocated parking spaces included, in addition to the loading bay.

LEASE DETAILS

Offered to let on a new fully repairing and insuring basis. Each party to incur their own respective legal costs.

We are informed there is an Estate Service Charge payable of approximately £296 + VAT per quarter (To be confirmed).

ENERGY PERFORMANCE CERTIFICATE

Rating: E

BUSINESS RATES

The rateable value with effect from December 2017 is £19,250.

VAT

We are informed VAT is applicable to the property.

TENANT APPLICATION FEE

The incoming tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks.

VIEWING

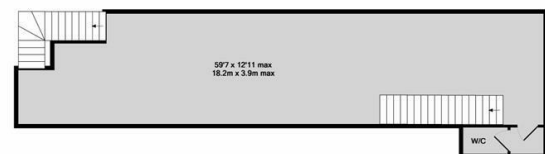
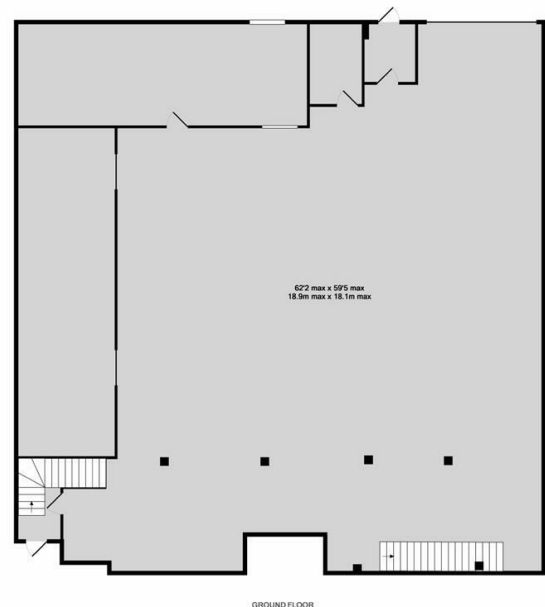
Strictly by appointment with Maggs & Allen.

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.

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.



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of walls, windows, doors 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 not be used as such for any prospective purchase. The layout, fixtures and appliances shown here are not meant to be taken as guarantee as to their quantity or condition and will be given as to their quantity or condition and will be given. Made with AutoCAD 2010



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.