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INDUSTRIAL UNIT TO LET

**UNIT E, CANADA WAREHOUSE,
WORTHY ROAD, CHITTENING
AVONMOUTH, BS11 0YB**



LOW QUOTING RENT: £4.75 PSF

- **A GREAT OPPORTUNITY TO SECURE AN INDUSTRIAL UNIT IN AN EXCELLENT LOCATION IN CHITTENING, AVONMOUTH, WITH FAST TRANSPORT LINKS TO BRISTOL CITY CENTRE AND THE MOTORWAY NETWORKS**
- **THE UNIT PROVIDES EXCELLENT CLEAR HEIGHT PRODUCTION/STORAGE ACCOMODATION WITH A MAXIMUM EAVES HEIGHT OF 9.7m**
- **THE UNIT BENEFITS FROM AN INTERNAL OFFICE, WCs AND FORECOURT PARKING**
- **THE UNIT PROVIDES 16,058 SQ FT OF SPACE.**

SUBJECT TO CONTRACT

LOCATION

The unit 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 unit is an end of terrace industrial unit of steel portal frame construction. The unit benefits from a concrete floor, roof lights and roller shutter door. There is an office block internally with WC and kitchenette.

The property is being fitted with LED lighting and has parking to the front.

ACCOMMODATION

The property provides the following approximate gross internal area:

16,058 sq ft 1491.78 sq m

TERMS

The unit is being offered on a new full repairing and insuring lease, the terms of the lease are to be agreed.

RENT

Low quoting rent of £4.75 psf

BUSINESS RATES

The rateable value for the property for the year 2022/2023 is as follows:

Warehouse and Premises : £45,500

EPC

The property has an EPC rating of C – 75. A copy of the certificate can be made available upon request.

VAT

All prices and rents quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION & VIEWING

Strictly by appointment through the joint sole agents: -
Burston Cook
FAO: Charlie Kershaw MRICS
Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

September 2022

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.