

# HYBRID UNIT WITH WORKSHOP AND OFFICES TO LET

Fourth Way, Avonmouth, Bristol, BS11 8DL



- Totalling approximately 5,090 sq ft
- Detached single occupation building within a large landscaped site
- Good quality workshop / light industrial / distribution space (40 % of total space) and high quality offices (60% of total space)
- 24 parking spaces with scope for more
- Quoting rent only £62,500 pax



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**  
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## LOCATION

Avonmouth is situated to the North West of Bristol city centre and benefits from both Avonmouth Docks and Royal Portbury Docks. The property is approximately 0.7 of a mile from Junction 18 of the M5 motorway and provides excellent access to Bristol City Centre and the national motorway network with the M4 and M5 interchange at Almondsbury approximately 6 miles to the North .

## DESCRIPTION

The property comprises two purpose built single storey buildings joined by a link corridor which contains WC's and plant room. The property sits on a large, landscaped site with a parking area for circa 24 vehicles to the front of the buildings.

The car parking could also be used as yard space by an occupier subject to their needs and the parking provision could also be increased with further landscaping works.

The buildings have brick elevations and sheet clad roofs with large double-glazed windows. The first building comprises high quality office accommodation with the second building comprising warehouse and storage space along with a separate treatment rooms area. The office space has benefitted from a level of refurbishment in recent years and presents very well.

This warehouse building benefits from an electric roller shutter door with a width of 2.99m and height of 2.71m.

## ACCOMMODATION

All measurements are approximate and are given on a gross internal basis in accordance with the RICS Property Measurement Standards:-

Total Gross Internal Area      5,090 sq ft    (473 sq m)

## OPPORTUNITY

The property is available to let by way of an existing lease dated 29th July 2021 and ending 20th July 2031 with a tenant break as at 21st July 2026.

## QUOTING RENT

The rent for a new lease on the property is £62,500 per annum, exclusive.

## VAT

All prices quoted are exclusive of VAT, if applicable.

## EPC

D97 – An EPC can be made available upon request.

*Disclaimer: Burston Cook, for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only for guidance purposes and do not constitute the whole or any part of an offer or contract; (ii) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein are believed to be correct however they must not be relied upon as statements of fact or representations and any prospective tenant or purchaser must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty whatever in relation to the property.*

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

## SUBJECT TO CONTRACT

Dec 2023

## CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

## ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.