

110 Burcott Road

Sevenside Trading Estate,
Avonmouth, BS11 8AF

Warehouse / Distribution unit
Available to let | 28,655 sq ft



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28,655 sq ft



**Excellent links to
M5 & M49**



**3 level access
loading doors**



Allocated car parking



24 hour access



**8.5 miles from
Bristol city centre**



Large secure yard

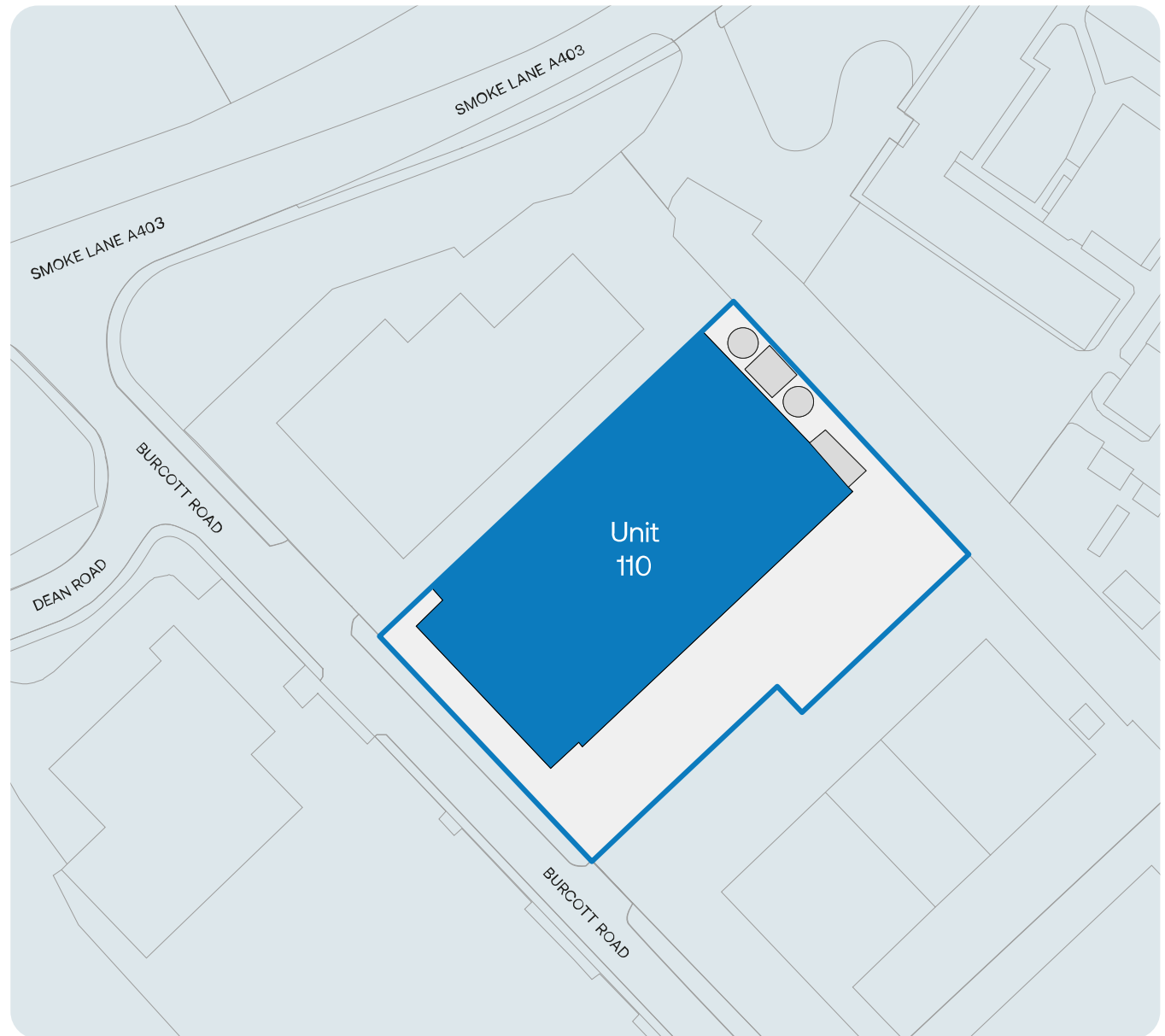
This modern, refurbished detached warehouse/industrial unit offers excellent functionality and flexibility. Set on a site of approximately 1.09 acres, the property includes a large secure yard, allocated car parking, and two-storey office accommodation.

Constructed with a steel portal frame, the building features brick and profile-clad elevations beneath a pitched roof with 10% roof lights, providing ample natural light. Internally, the warehouse benefits from a clear eaves height of 6.1 metres and three level-access loading doors.

The office space is arranged over two floors and includes kitchenette and WC facilities, making it ideal for operational and administrative use.

Site plan & accommodation

Unit	Property Type	Size (sq ft)	Availability
Unit 110	Warehouse	24,251	Immediately
Unit 110	Ground Floor Ancillary and Office	2,202	Immediately
Unit 110	First Floor Ancillary and Office	2,202	Immediately
Total	-	28,655	-





[The Space](#)[Specification](#)[The Site](#)[Aerial](#)[Gallery](#)[Location](#)[Contacts](#)



Location



110 Burcott Road is strategically situated in the heart of Avonmouth, one of Bristol's principal industrial and logistics hubs. The property lies just off the A403 St Andrew's Road, providing immediate access to Junction 18 of the M5 motorway. This prime location ensures excellent connectivity to the wider motorway network, including the M4 and M49, facilitating efficient transport links to South Wales, the Midlands, and London.

Positioned within the Avonmouth & Severnside Enterprise Area (ASEA), the site benefits from being part of a region recognised for its significant investment in infrastructure and industrial development. The area is home to a wide range of national and international businesses, attracted by its proximity to the Port of Bristol and Royal Portbury Docks, which are just a short drive away.

With Bristol city centre located approximately 6 miles to the southeast and Cardiff just over 40 miles to the west, 110 Burcott Road offers a highly accessible and commercially advantageous location for businesses seeking a base in the South West.

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Book a viewing

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Further information:

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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