

# Unit 2 Dean Road Trading Estate

Avonmouth, BS11 8AT Warehouse | 6,771 ft<sup>2</sup>



Roller shutter door



Three-phase electricity



Ample parking



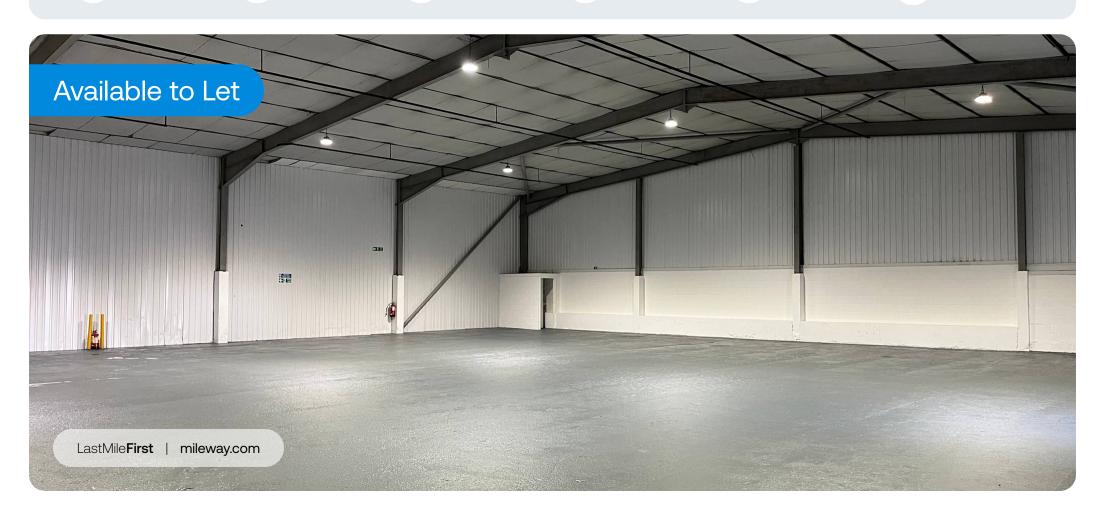
24-hour access



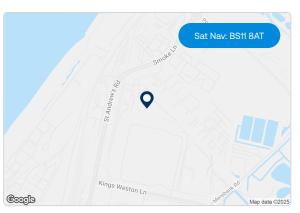
Recently refurbishment



EPC rating C







# Description

Dean Road Trading Estate comprises a large, secure industrial estate comprising of 9 units arranged in 2 terraces. This mid-terraced unit is of steel portal framed construction with a roller shutter door to the front elevation providing access and loading to the unit. Externally there is a concrete surfaced yard and car parking. The unit has recently undergone a light refurbishment.

#### Location

Dean Road Trading Estate is a prime location for hauliers and related trades who require good access to the motorway network. It is located in the heart of Avonmouth's industrial area. Bristol benefits from excellent road links being situated close to the intersection of the M4, M5 and M49 motorways. The M5 links the city to Exeter and Cornwall and Birmingham to the north. The M4 links Cardiff to the west and London to the east. The M49 joins the M5 at Junction 18 and provides a link to the M4 at Junction 22. Bristol also benefits from excellent rail, sea and air transportation links.

# **Further** information 2:C

EPC Unit

Monthly rent is an estimate based on a threeyear term, excluding VAT, insurance, service charge. Payment terms vary.

Available on new full repairing and insuring leases.

#### Legal costs

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

# Book a viewing

Scott Jones Mileway walesandsouthwest@mileway.com 0292 168 0815

# Ed Rohleder

Knight Frank ed.rohleder@knightfrank.com 07775 115 969

#### Josh Gunn

Russell Property Consultants josh@russellpc.co.uk 07826 889 595

#### Tom Park

Knight Frank Thomas.Park@knightfrank.com 07966 252 816

#### Chris Miles

Russell Property Consultants chris@russellpc.co.uk 0117 9732 007



### Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	
2	Warehouse	6,771	Immediately	5,360	
Total		6,771			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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