

# 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

Available to Let

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## 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

<b>EPC</b> Unit 2 : C	<b>Rent</b> Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	<b>Terms</b> Available on new full repairing and insuring leases.	<b>Legal costs</b> All parties will be responsible for their own legal costs incurred in the transaction.
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[Book a viewing](#)

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## 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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