

# St Andrews Road

Severnside Trading Estate, Avonmouth , BS11 9EB

Warehouse | 4,172 ft<sup>2</sup>



Ample car parking



Loading Door



Minimum eaves 3.26m



Yard



Three phase power



Office accommodation

Available to Let



LastMileFirst | [mileway.com](https://mileway.com)

Images coming soon

## Description

1A Severnside Trading Estate is an end-of-terrace unit offering an excellent opportunity for SMEs to leverage Avonmouth's status as the industrial hub of the South West. The unit features a warehouse with office accommodation, a reception/trade counter, and WC facilities. The property has a mono-pitch roof with an eaves height ranging from 3.26m to 5.46m, one level access loading door, and three-phase power. The office accommodation is equipped with electric heating. The unit also benefits from mains water and drainage.

## Further information

EPC  
Unit 1A : D,  
Unit 4E : D

Rent  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms  
Available on new full repairing and insuring leases.

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

## Location

Avonmouth is located 6 miles west of Bristol City Centre. Severnside Trading Estate is situated on St Andrews Road, a main arterial route (A403) that connects to the M5 and M49/M4.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
1A	Warehouse	4,172	Under offer	2,560
4E	Warehouse	5,475	Coming soon	POA
Total		9,647		

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.

[Book a viewing](#)

Scott Jones  
Mileway  
walesandsouthwest@mileway.com  
0292 168 0815

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

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

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

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

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

**Mileway**