

# St Andrews Road

Severnisde Trading Estate, Avonmouth , BS11 9EB Warehouse | 4,172 ft<sup>2</sup>



Ample car parking



Loading Door



Minimum eaves 3.26m



Yard

≶ Three p

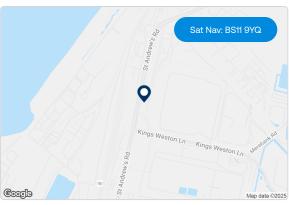
Three phase power



Office accommodation







### 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.

#### 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.

## **Further** information Unit 4E: D

Unit 1A: D,

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.

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

## Book a viewing

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#### 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.

