

# St Andrews Road

Severnside Trading Estate, Avonmouth , BS11 9EB

Warehouse | 5,452 ft<sup>2</sup>



Ample car parking



Two roller shutter doors



6 m eaves



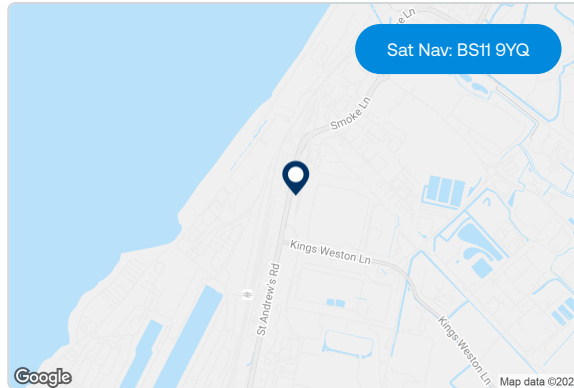
Three phase power



Office accommodation

Available to Let





## Description

The property comprises a mid-terraced warehouse / industrial unit of steel portal frame construction with brick/block elevations. There is a pitched internally lined and recently over-clad roof with an eaves height of approximately 6m (19ft 8in). There are two full height roller shutter doors to the front of the building allowing loading and unloading. Internally, there is a small ground and first floor office/reception and kitchen.

## Further information

**EPC**  
Unit 4C : C,  
Unit 4E : D

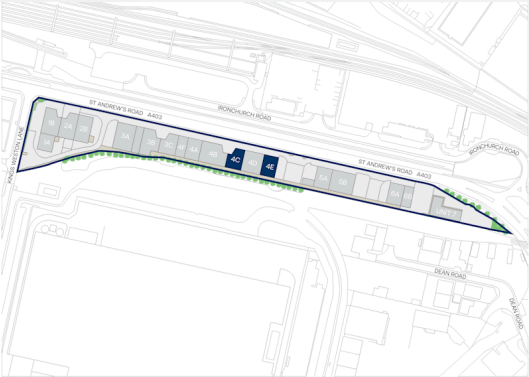
**Rent**  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**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 (£)
4C	Warehouse	5,452	Immediately	3,862
4E	Warehouse	5,475	Coming soon	POA
Total		10,927		

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](#)

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