

Unit 2 Dean Road Trading Estate

Avonmouth, BS11 8AT

Warehouse | 6,771 ft²



Roller shutter door



Three-phase
electricity



Ample parking



24-hour access

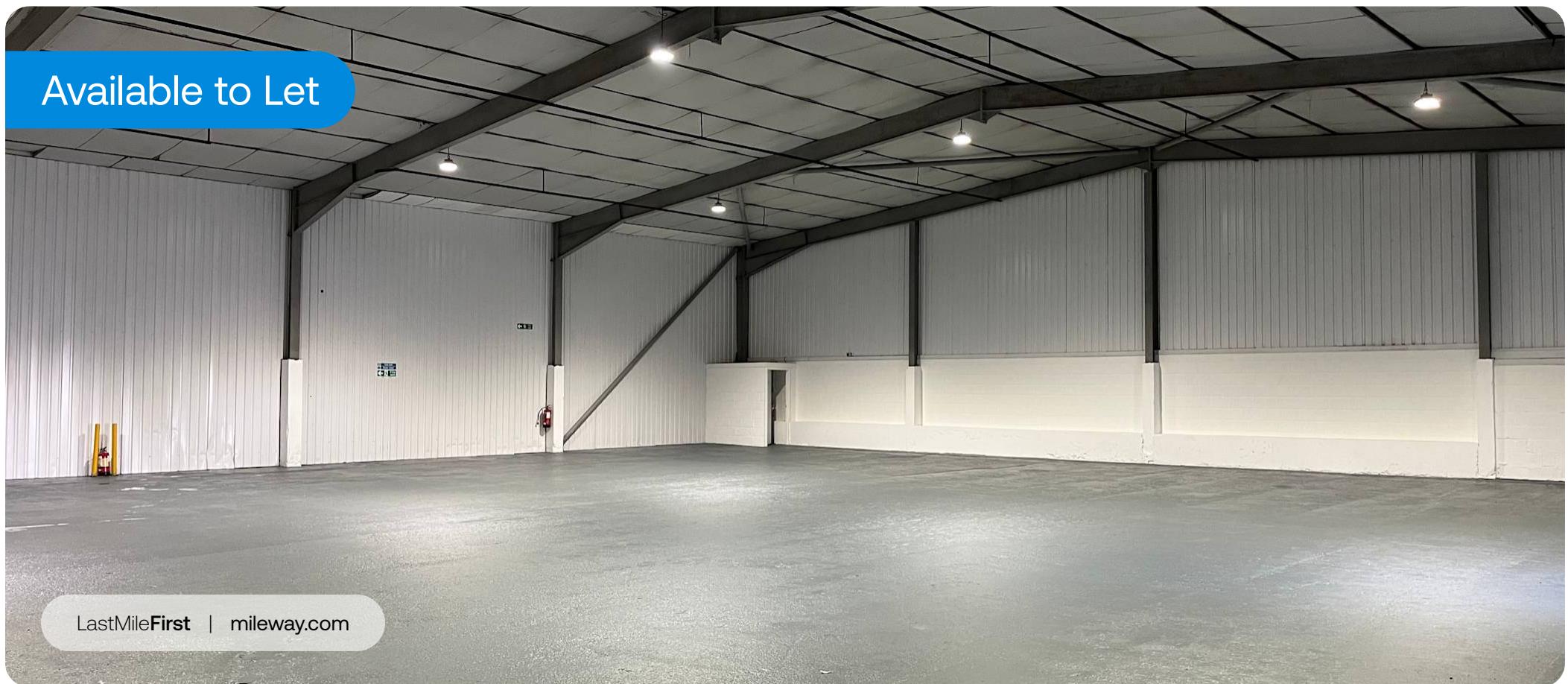


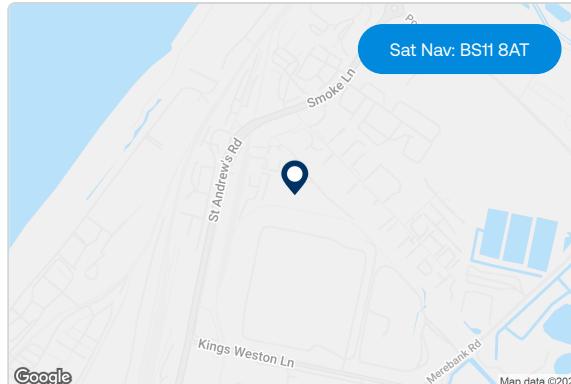
Recently
refurbishment



EPC rating C

Available to Let





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.

Further information

EPC
Unit 2 : C
Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

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.

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	Under offer	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.