

# Unit 6 Dean Road Trading Estate

Avonmouth, BS11 8AT

Warehouse | 18,387 ft<sup>2</sup>



Four new level loading doors



Three-phase electricity



Ample parking



24-hour access



24 hour security



APNR managed security barrier

Under refurbishment



## Location & Connections

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.





## Description

Unit 6 is a detached unit of steel portal frame construction with clad elevations under a pitched roof. The property is configured as an open plan warehouse with an external modular office to the front elevation. Previously the property was used as a cold store. The property benefits from a minimum eaves height of 6.1m (9.5m to pitch) Externally, the property currently benefits from a sizeable concrete yard. The property also benefits from a forklift loading ramp areas to the side elevation. The unit is currently undergoing refurbishment to provide four new level loadings doors.

## Further information

EPC

Unit 6 : C

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.

[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

## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
6	Warehouse	18,387	Immediately	12,260
Total				18,387

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.

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**