



UNIT C3 GREENSPLOTT ROAD

Chittening Industrial Estate | Avonmouth | BS11 0YB

WAREHOUSE AND YARD

Approx. 4,614 sqft (428.68 sqm) of warehousing with
Approx. 1,720 sqft (159.79 sqm) first floor mezzanine and
Approx. 12,033 sqft (1,117.97 sqm) of secure open yard area

GUIDE RENT £2,500 PCM



DESCRIPTION This is an opportunity to rent a high specification warehouse extending to approximately 4,614 sqft (428.68 sqm) of ground floor area, with a partitioned mezzanine floor that provides potential for offices and extends to approximately 1,720 sqft (159.79 sqm). The warehouse has a steel portal frame with a sealed concrete floor with concrete block walls to approx. 10 ft (3.0m). The building is approximately 18 ft (5.5m) to the eaves. A roller shutter door (5.78m wide x 4.81m high) provides access from the yard area to the warehouse. To the front of the property is a large, fenced, concrete yard extending to approximately 12,033 sqft (1,117.97 sqm). The yard has the benefit of planning consent for the construction of a new warehouse measuring 5,202 sqft (483.26 sqm), Bristol City Council Reference 10/04470/F.

SITUATION: The site is situated on the Chitting Industrial Estate within Avonmouth, with access directly off Greensplott Road, with close proximity to the Docks, Bristol and the M5/M4/M48 motorway network.

SERVICES: Mains Electricity (Three Phase, 80 amps per phase). Mains drainage is in place but not currently connected. Mains water connection.

FINANCIAL REFERENCES: The letting agent reserves the right to request financial references from prospective tenants.

DEPOSIT: A deposit will be required from a new tenant, prior to the commencement of the tenancy.

VIEWINGS: Strictly by appointment with the Agents, North & Co Limited, tel: 01454 631575. Prospective tenants must take every care when viewing the property.

RENT: Guide rent of £2,500 per calendar month, payable monthly in advance.

OUTGOINGS: The Tenant will be responsible for all Business Rates, Insurance and outgoings relating to the occupation of the property.

TERMS OF THE TENANCY: A lease will be available immediately on flexible terms, created under the Landlord and Tenant Act 1954, excluding the security of tenure provisions (sections 24 to 28).

DIRECTIONS: From the M5/A4 roundabout head towards Avonmouth Docks. Turn right at the roundabout onto A403 St Andrews Road. Follow this road for approx. 2.0 miles, heading straight over at the Cabot Park roundabout, and Chitting Industrial Estate is on the left hand side after a tight right hand bend. Take the second turning on the left onto Greensplott road and the property is on the left hand side after approx. 225m.

