

TO LET 6,779 SQ FT (629.79 SQ M) INDUSTRIAL

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# UNIT 2, DEAN ROAD TRADING ESTATE

Avonmouth, Bristol, BS11 8AT



## Key Highlights

- Electric Roller shutter door
- Forecourt parking and loading
- 24 hr on site security
- 3 phases electricity

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[savills.co.uk](http://savills.co.uk)

The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, positioned within a yellow square.





## Location

Dean Road Trading Estate is located in the heart of Avonmouth which is the prime industrial and logistics area for Bristol. The estate is accessed via St Andrew's Road which is one of the main arterial routes through Avonmouth.

Avonmouth is well connected to the wider road network, including the A4 Portway which provides direct access into Bristol City Centre and in turn connects Bristol to Bath. Avonmouth is also served by Junction 18 of the M5 and is approximately 6 miles South of the M4 / M5 interchange. The estate will further benefit from the new J1 of the M49 which is currently under construction.

## Description

The trading estate comprises of a number of units across two terraces. Unit 2 is a mid-terrace steel portal framed unit with forecourt loading and car parking area. Access to the unit is via an electric roller shutter door which measures 6.3m wide by 4.75m high. There is also a separate pedestrian access door. Office accommodation is currently provided by a porta cabin.

## Tenure

Available on the basis of a new full repairing and insuring lease for a term of years to be agreed.

## Rateable Value

The property has a rateable value of £30,000 according to the VOA website.

## EPC

The property has an EPC rating of 108 within band E.

## Rent

Upon application.

## Viewing

Strictly by prior arrangement with Savills, or joint agents Knight Frank.

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## Contact

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