

TO LET

Carter Jonas



For Identification Purposes Only

**HOLESMOUTH
ST. ANDREW'S ROAD
AVONMOUTH
BS11 9BN**

**SECURE OPEN STORAGE YARD
C. 2.27 ACRES (0.92 HECTARES)
FLEXIBLE LEASE TERMS**

On the instructions of



THE BRISTOL PORT COMPANY

LOCATION

The property is located adjacent to Esso, accessed via St. Andrew's Road, Avonmouth.

The site lies approximately 2-miles from the King Road Avenue entrance to Avonmouth Docks and Junction 18 of the M5, which in turn is 3-miles from the M49 serving South Wales. The property is 9-miles from the M4/M5 interchange and 9-miles from Bristol city centre via the A4 Portway.

The property forms part of The Bristol Port Company estate, which offers the most cost effective end-to-end logistics solution of any UK deep sea port in the UK, being within 250km of 67% of the UK population.

Avonmouth generally hosts large-scale industrial, warehouse and distribution uses, in addition to the activities of the port and its associated storage, distribution and support facilities. Companies trading in the vicinity of the property include DHL, Esso, The Range, Amazon, LIDL, Balfour Beatty, Hanson and Cemex.

DESCRIPTION

The property has an area of approximately 2.27 acres (0.92 hectares) and is bound by Esso's Avonmouth Terminal to the north west, open land to the north and a private access road to the east.

The site is accessed via the private access road, which is maintained by The Bristol Port Company. The road also provides access to the Esso's Avonmouth Terminal.

The property comprises a level stoned site. The perimeter of the site is secured by palisade fencing, with access gates, at either end.

SUBJECT TO CONTRACT

ACCOMMODATION

The property extends to approximately 2.27 acres.

QUOTING RENT

Price on application.

TERMS

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed. The lease will incorporate regular upward only rent reviews.

The lease will be excluded from the Security of Tenure Provisions of the 1954 Landlord and Tenant Act.

PLANNING

The property benefits from planning consent for B8 uses.

- **Junction 18 M5 — 2 miles**
- **M4/M5 Interchange — 9 miles**
- **Bristol City Centre — 9 miles**
- **Bristol Airport — 12 miles**
- **Birmingham — 98 miles**
- **London — 120 miles**

BUSINESS RATES

The rateable value of the property will be assessed when the property is let.

Interested parties should make their own enquiries to Bristol City Council to determine rates payable.

EPC

Not applicable.

VIEWINGS

For further information or to arrange an inspection, please contact the Carter Jonas on 0117 922 1222.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs.





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FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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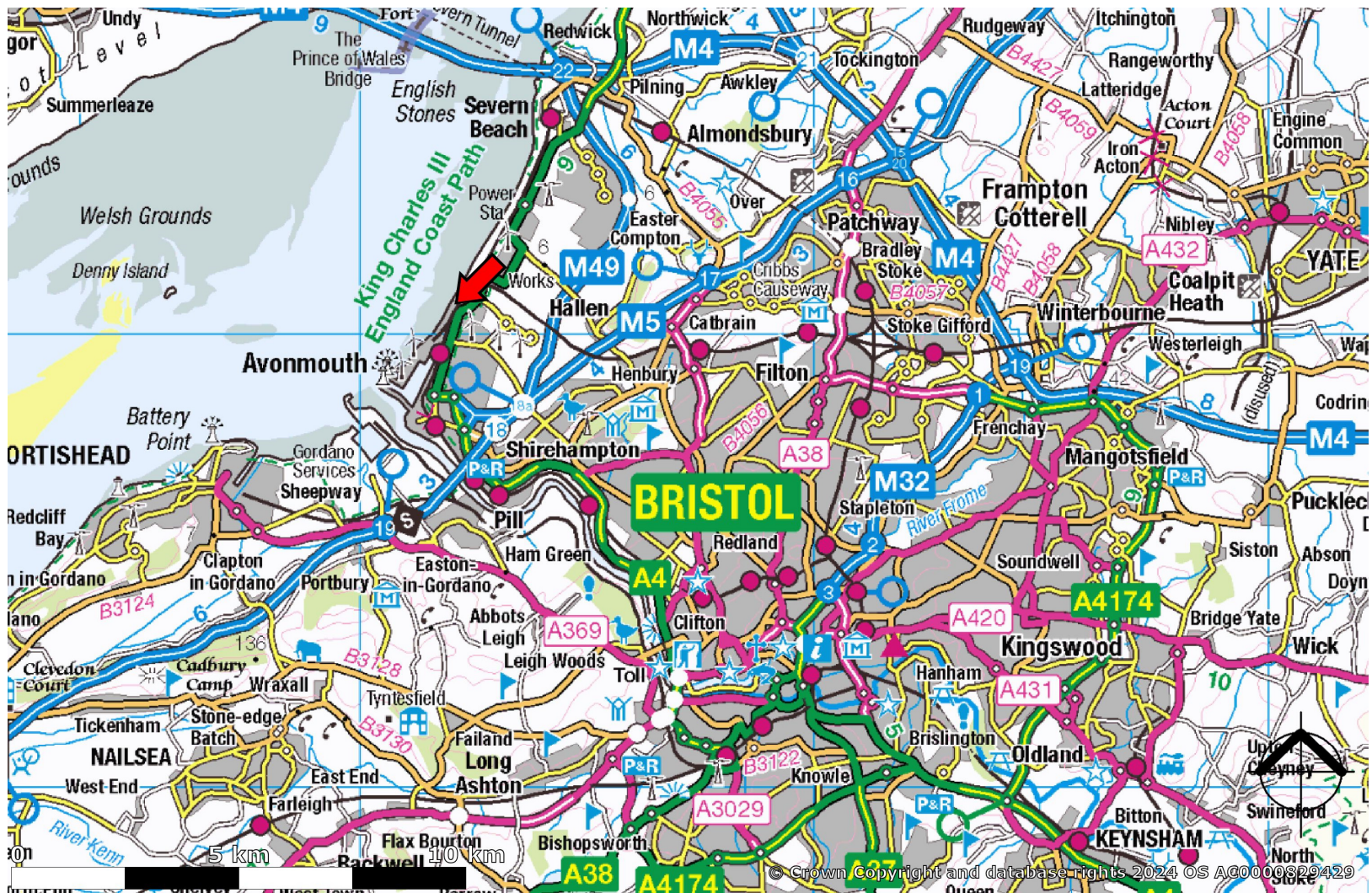
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IMPORTANT INFORMATION

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October 2024

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November 2024

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