

# Burcott Road Avonmouth

Available To Let

Detached industrial/warehouse unit with secure yard  
28,655 sq ft (2,662 sq m)



- Excellent transport links to M5 & new junction of M49
- Level access electric roller shutter doors
- Allocated car parking
- 24 hour access
- Three phase electric
- Bristol – 8.5 miles

# Burcott Road

Unit 110 Burcott Road, Avonmouth, Bristol, BS11 8AG



## Description

A detached warehouse/industrial building with a secure yard and two storey office accommodation. The building is of steel portal frame construction with brick & clad elevations arranged beneath a modern pitched roof incorporating 10% roof lights. The building is accessed via three level access loading doors and a separate pedestrian access to the offices. The unit has a clear internal eaves height of 6.1 metres. The office accommodation is arranged over two floors with kitchenette and WC facilities. The unit benefits from a large secure yard and separate car parking on a site of approx. 1.09 acres.

## Location

The property is located on Burcott Road, just off the A403 St Andrew's Road, the main arterial route providing access to the M5 motorway at Junction 18. Burcott Road is situated in the heart of Avonmouth giving access the M4, M5 and South Wales via the brand new junction of the M49 link road.

Property owned by **Mileway**

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.

## EPC

The property has an EPC rating of 87 and is within Band D

## Terms

New full repairing and insuring lease available for a term of years to be agreed.

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

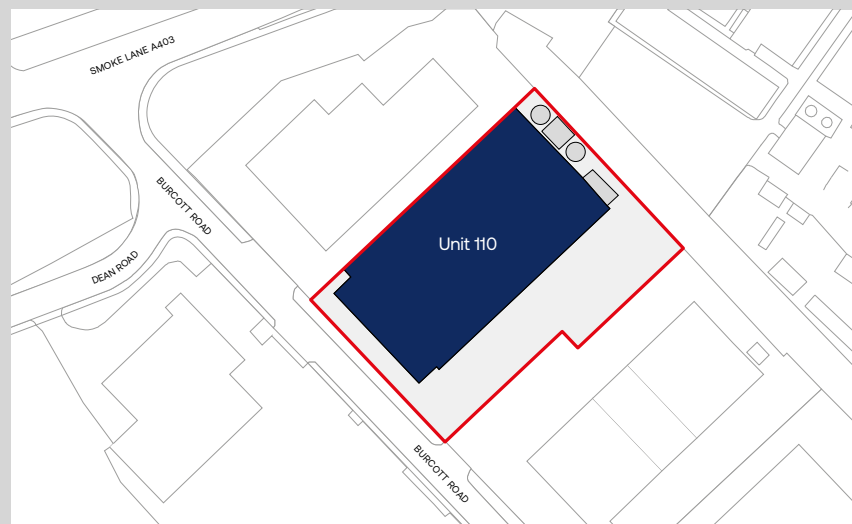
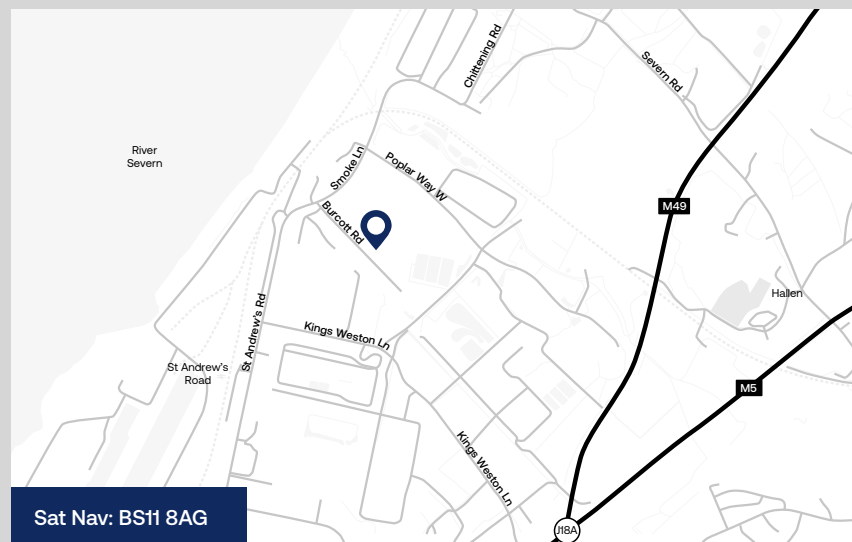
## Viewing / Further Information

Please contact:



**Knight Frank**  
**Russell Crofts**  
russell.crofts@knightfrank.com  
T +44 117 917 4535  
M +44 7990 707 723

**Knight Frank**  
**Rhys Jones**  
rhys.jones@knightfrank.com  
T +44 117 917 4534  
M +44 7810 599 710



## Accommodation

Floor areas are as follows:

Unit	Area (sq ft)	Area (sq m)
Warehouse	24,281	2,256
Ground Floor Offices	2,187	203
First Floor Offices	2,187	203
Unit 110 Total	28,655	2,662

**Mileway**