

# SITE C, SEVERN VIEW INDUSTRIAL PARK AVONMOUTH

BRISTOL  
BS10 7SD



**TO LET**

1 Acre  
0.4 Hectare

**HOOTONS**

0117 933 9915

The Coach House,  
1 Hurle Rd, Clifton,  
Bristol BS8 2SY

---

## LOCATION

Avonmouth is Bristol's main industrial and distribution area, situated approximately 7 miles to the north west of the city and approximately 6 miles south of the M4/M5 interchange. Avonmouth is conveniently located for access to the south west, south Wales and London via the M5 and M4 motorways. The property is situated on the south side of Central Avenue, which is accessed via the A403 (Severn Road) which connects Avonmouth to Junction 1 of the M48 Motorway.

---

## DESCRIPTION

The property comprises an open site of approximately 1 acre (0.40 hectare), which is secured by palisade fencing and metal gates.

---

## TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

---

## RENT

£40,000 per annum exclusive

---

## VAT

All figures quoted are exclusive of VAT.

---

## BUSINESS RATES

Rateable Value: £39,000

Rates Payable (2020/21) 49.9p in the £

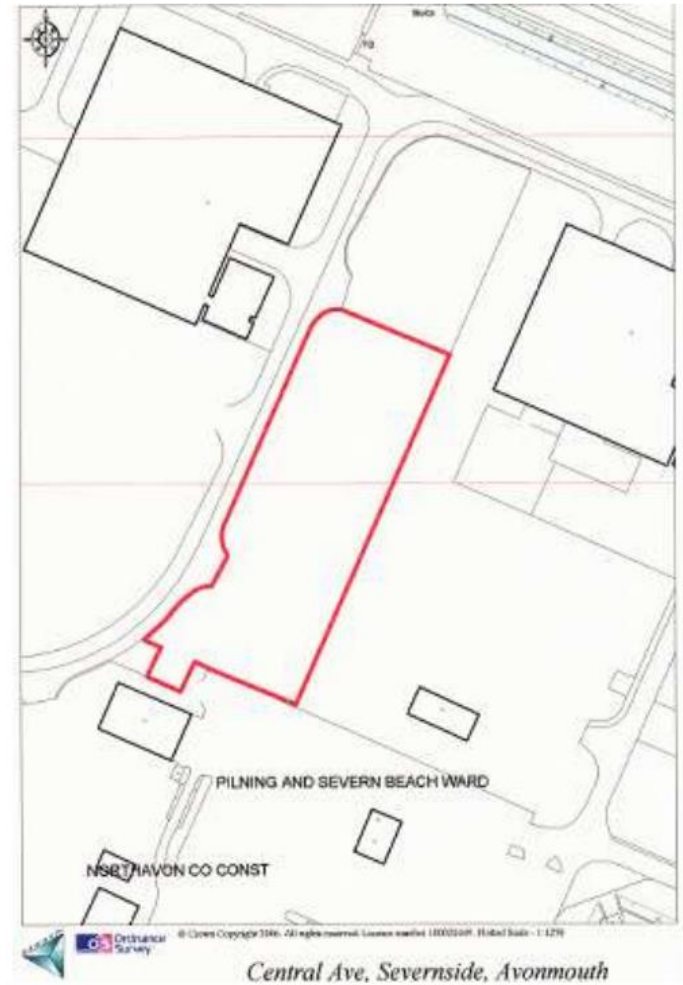
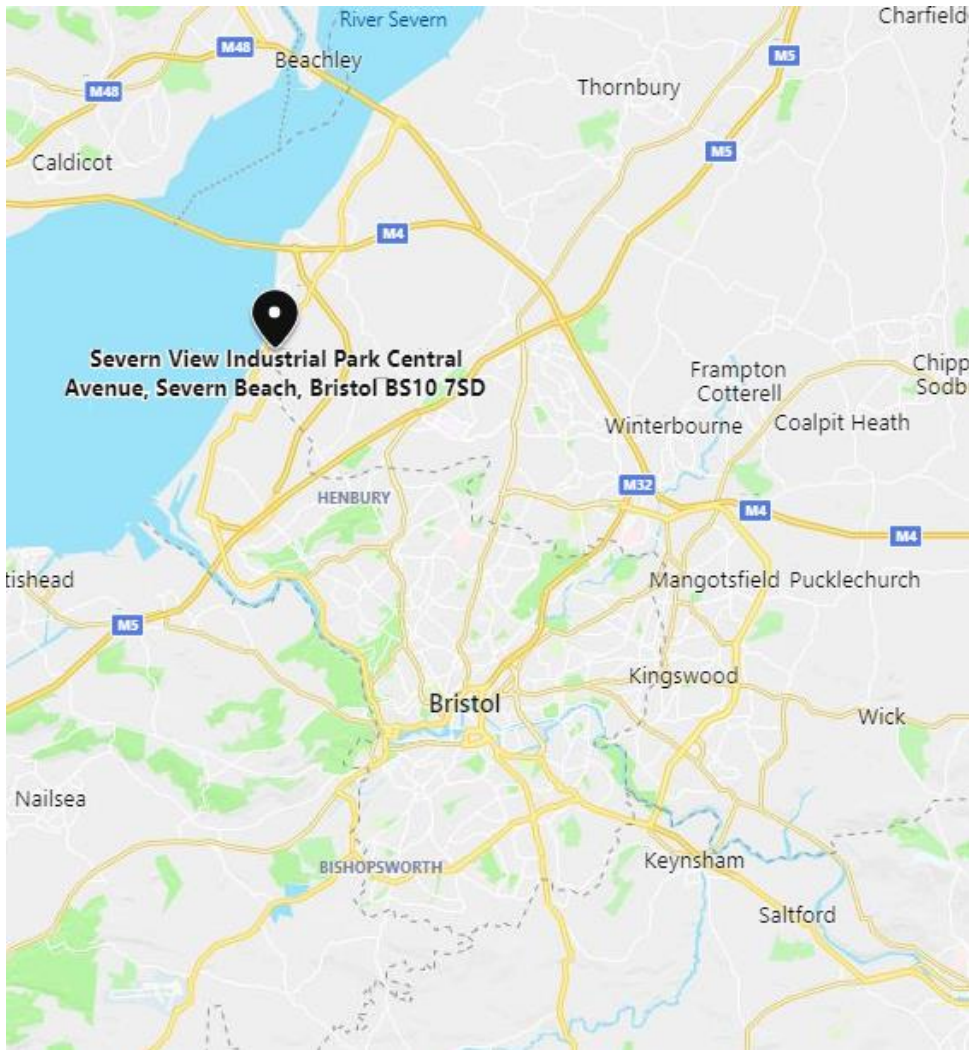
Interested parties should make their own enquiries to the Local Billing Authority.

The ingoing tenant will be responsible for our client's reasonable legal costs in connection with this transaction.

---

## PLANNING

The premises are suitable for B8 storage and distribution purposes. Further enquires can be addressed to South Gloucester Council planning department (tel: 01454 868686).



**HOOTONS**

0117 933 9915

The Coach House,  
1 Hurle Rd, Clifton,  
Bristol BS8 2SY