TO LET

Carter Jonas

Greensplott Road
Chittening Industrial Estate
Avonmouth
BS11 0YB

1.9 acres (0.77 hectares) open storage site

On behalf of The Bristol Port Company

LOCATION

The property is located at Greensplott Road, on Chittening Industrial Estate, Avonmouth. The location benefits from close proximity to the motorway network, being just 3 miles from Junction 18 of the M5 and less than 10 miles from both the M4 and the Second Severn Crossing.

Bristol City Centre is approximately 10 miles to the South East, via the A4 Portway. The property is close to the extensive facilities of Bristol Port, being 2 miles from the entrance to Avonmouth Docks and 7 miles from Royal Portbury Docks, one of the largest deep water ports in the UK.

The area hosts large-scale industrial, warehouse and distribution, energy and waste processing uses, in addition to the activities of the port and its associated storage, distribution and support facilities.

DESCRIPTION

The property comprises a level stone surfaced site secured by palisade fencing, accessed via Greensplott Road, Chittening Industrial Estate. The site has an area of 1.57 acres (0.63 hectares).

TENURE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed. The property is available from 16 February 2026.

PLANNING

The property is suitable for open storage uses falling within class B8 of the Town & Country Planning Use Classes Order 1987.

OUTGOINGS

The tenant will be responsible for business rates, insurance and outgoings relating to the occupation of the property including the estate service and security charges. Please note the property has yet to be assessed for rates purposes.

LEGAL COSTS

Each party to be responsible for their own legal costs

BUSINESS RATES

Prospective tenants are advised to make their own enquiries as to the business rates payable.

VAT

All Prices Quoted are exclusive of VAT.

EPC

The EPC has been commissioned and the certificate is awaited.

VIEWINGS

For further information or to arrange a

ANTI MONEY LAUNDERING

In line with statutory requirements prospective buyers will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

RENT

Rent will be determined having regard to the terms of the proposed lease and will be payable quarterly in advance. VAT will be levied on the agreed rent.

SUBJECT TO CONTRACT

FOR IDENTIFICATIONAL PURPOSES ONLY

FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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January 2026

Carter Jonas