



Unit 16
Garonor Way
Portbury
Bristol
BS20 7XE

End Terrace Industrial Building with Offices:
6,075 Sq Ft (564.59 Sq M)

- Prime industrial location
- Prominent roadside positioning
- Good parking and loading provisions.
- Direct access to the M5

LOCATION

Gordano 19 is prominently located immediately adjacent to Junction 19 of the M5 at Portbury, offering excellent access to the South West and national motorway network.

The estate is well positioned close to the Royal Portbury Docks and Avonmouth Docks, making it an established location for industrial, logistics and port-related occupiers.

Bristol city centre is approximately 9 miles to the south east, providing access to a strong regional workforce and wider business amenities.

DESCRIPTION

The subject property comprises an end-terrace steel portal-framed industrial unit with steel-clad elevations, set beneath a metal pitched roof incorporating translucent roof lights. Internally, the building provides a combination of warehouse and good quality ancillary accommodation, including ground and first floor offices, meeting rooms and welfare facilities.

The building benefits from a full height loading area servicing the warehouse, which has an eaves height of approximately 6.5 metres rising to a pitch of 8.00 metres.

Loading access is provided via a roller shutter door measuring approximately 4.7 metres in height and 4.1 metres in width.

Externally, the property is served by a generous yard and loading area, together with 10 designated parking spaces.

TENURE

The property is available by way of a full repairing and insuring lease on terms to be agreed.

SERVICES

Prospective tenant to make their own enquiries regarding the availability, capacity and condition of services

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Warehouse and Offices	376.18	4048
First Floor Offices	188.41	2027
Total	564.59	6075

LEGAL COSTS

Each party to be responsible for their own legal costs

VAT

All Prices Quoted are exclusive of VAT.

QUOTING PRICE

Rent of Application

PLANNING

The property is currently being used as a manufacturing facility of measuring equipment and offices. Potential occupiers need to do their own due diligence with regards to planning consent.

EPC

The property has an EPC rating of 90 D.

VIEWINGS

Strictly through the agents. Please see contact details on back page.

ANTI MONEY LAUNDERING CHECKS

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

SUBJECT TO CONTRACT

FOR IDENTIFICATIONAL PURPOSES



FURTHER INFORMATION

Should you require further information please contact:
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