



**Unit 10, I O Centre  
Cabot Park  
Moorend Farm Ave  
Avonmouth  
Bristol  
BS11 0QL**

**Industrial Warehouse/ Trade Counter Unit:  
7,513 sq ft (698.02 sq m)**

- **Industrial / Trade Counter Unit**
- **Prime Industrial Estate**
- **Good access to M5**

## LOCATION

Bristol benefits from excellent road links being situated near the M4, M5 and M49 motorways. The M5 provides a direct link to Devon and Cornwall and Birmingham. The M4 allows easy access to Cardiff and west and London.

## DESCRIPTION

The property is a mid terrace industrial unit which comprises a steel portal frame construction under a metal roof which incorporates roof lights.

The building benefits from a fit for purpose warehouse area with 7m eaves and 9m pitch. The offices are situated over 2 floors along with a kitchen area and WC's.

Further specification includes:

- Three phase
- Roller Shutter (H:5.0m W:3.9m)
- Up to 14 car parking spaces

## SERVICES

We are advised that all mains services are connected and the property has the benefit of three phase electricity. However, prospective occupiers are advised to make their own investigations as to their state and condition.

## ACCOMMODATION

The property has been measured on a Gross Internal Area basis:

	Sq M	Sq Ft
GF warehouse/ office	596.50	6,421
FF office	101.52	1,093
Total	698.02	7,513

## TERMS

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

The existing lease is also available to sublet or assign. Please refer to the agent for more details.

## PLANNING

The outgoing tenant used the property for the distribution of transport supplies. Prospective occupiers should make their own enquiries with the Local Planning Authority regarding their intended use.

## LEGAL COSTS

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

## BUSINESS RATES

Rateable Value: £56,500

Prospective occupiers should make their own enquiries with regards to rates liability.

See:- <https://www.tax.service.gov.uk> for reference.

## VAT

All prices quoted are exclusive of VAT.

## QUOTING RENT

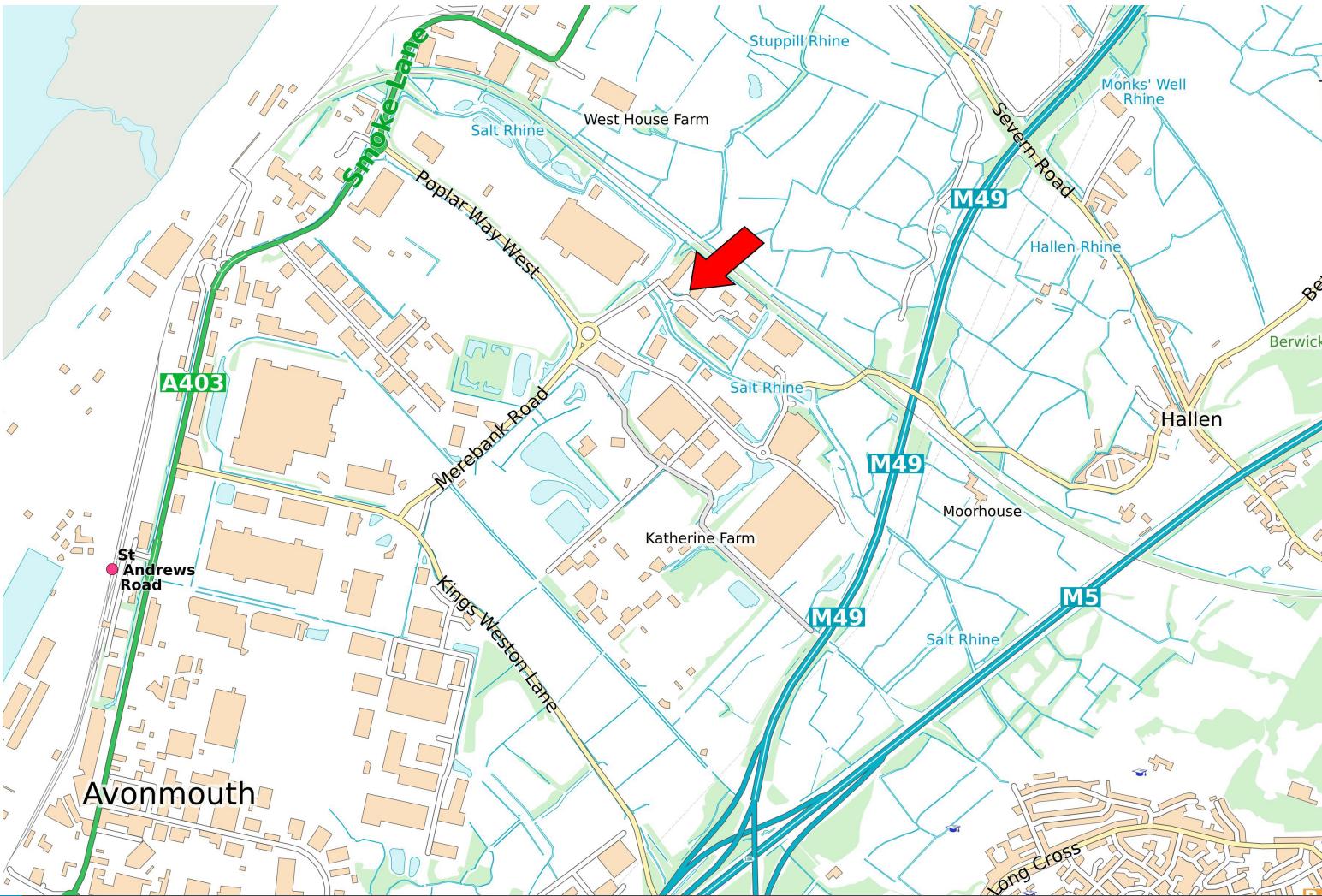
£82,750 per annum excluding VAT

## EPC

Energy Performance Certificate: C 64

## VIEWINGS

To be arranged with the agents.



## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

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## IMPORTANT INFORMATION

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June 2025

**Carter Jonas**