

FOR LEASE

# Unit 9, I.O. Centre, Cabot Park

Moorend Farm Avenue

**Avonmouth**

Bristol, BS11 0QL



## WAREHOUSE / INDUSTRIAL

**9,113 sq ft (846.61 sq m)**

- + Modern mid-terrace warehouse / industrial unit, constructed in the 2000's.
- + Clear span steel portal frame construction, with pitched steel profile sheet roof.
- + 7.08m eaves height, 6.11m minimum clear height, 9.00m to the apex.
- + Would suit traditional logistics, or warehouse / industrial occupiers.
- + Located on Cabot Park, one of the main warehousing and logistics locations in Avonmouth and the South West, 2.50 miles (4.10 km) of Junction 18 of the M5.
- + Other nearby occupiers include Yusen Logistics, Howdens Joinery, Digraph, Hitachi, Amazon, Culina Logistics, John Lewis, and Muller Wiseman Dairies.



## CONTACT US

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## PROPERTY OVERVIEW

### DESCRIPTION

- + Modern mid-terrace warehouse / industrial unit, constructed in the 2000's.
- + Clear span steel portal frame construction with concrete floor.
- + Incorporating integral two-storey offices, with double glazed windows.
- + Brick up to approximately 2.50m with steel profile sheet cladding above.
- + Pitched steel profile sheet roof incorporating 10% translucent roof panels.
- + 7.08m eaves height, 6.11m minimum clear height, 9.00m to the apex.
- + Electric up and over roller shutter loading door, 3.71m wide by 5m high.
- + Large communal forecourt yard / herringbone paved car parking area.

### ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition) as follows:

Accommodation	Sq M	Sq Ft
Warehouse / Industrial	749.36	8,066
Ground Floor Offices / Ancillary	49.96	538
First Floor Offices / Ancillary	47.29	509
<b>Total GIA</b>	<b>846.61</b>	<b>9,113</b>



### SERVICES

We understand that mains services are provided to the property including water, drainage, and 3 phase electricity.

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### FURTHER INFORMATION

#### PLANNING

The property has previously been used for Class B8 Storage & Distribution purposes, and we anticipate would also be suitable for Class B1(c) Light Industrial, subject to any necessary planning consent. Interested parties are advised to make their own enquiries with the local planning authority in respect of the current permitted use and their proposed use.

#### ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) is available upon request. The property has been given an EPC rating of C (73).

#### RATEABLE VALUE

The property has not been separately assessed within the Valuation List 2017. It has a combined listing with Unit 8 as Warehouse and Premises, with a combined Rateable Value of £106,000.



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#### TENURE

The property is held by way of an existing Full Repairing and Insuring (FRI) lease, expiring 20<sup>th</sup> February 2024 within the Landlord & Tenant Act 1954. The property is available by way of an assignment or a new Full Repairing and Insuring (FRI) sublease, subject to status.

#### RENT

Upon application.

#### ESTATE SERVICE CHARGE

An Estate Service Charge will be payable, towards the management and maintenance of the common parts of estate.

#### VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

#### LEGAL COSTS

Each party is to bear their own legal, surveyors, SDLT or other costs incurred in any transaction.

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## LOCATION BS11 0QL

### SITUATION

- + Located on Cabot Park, one of the main warehousing and logistics locations in Avonmouth and the South West.
- + Situated at the end of Moorend Farm Avenue, close to the roundabout with Poplar Way and Merebank Road.
- + Poplar Way connects to the A403 Smoke Lane, which connects Junction 18 of the M5 with Junction 1 of the M48.
- + Other nearby occupiers include Yusen Logistics, Howdens Joinery, Digraph, Hitachi, Amazon, Culina Logistics, John Lewis, and Muller Wiseman Dairies.

### TRAVEL DISTANCES

- + Junction 18 of the M5 motorway – 2.50 miles (4.10 km)
- + Junction 1 of the M48 motorway – 7.50 miles (12.00 km)
- + Bristol City Centre – 9.60 miles (15.50 km)



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