



**BNP PARIBAS  
REAL ESTATE**

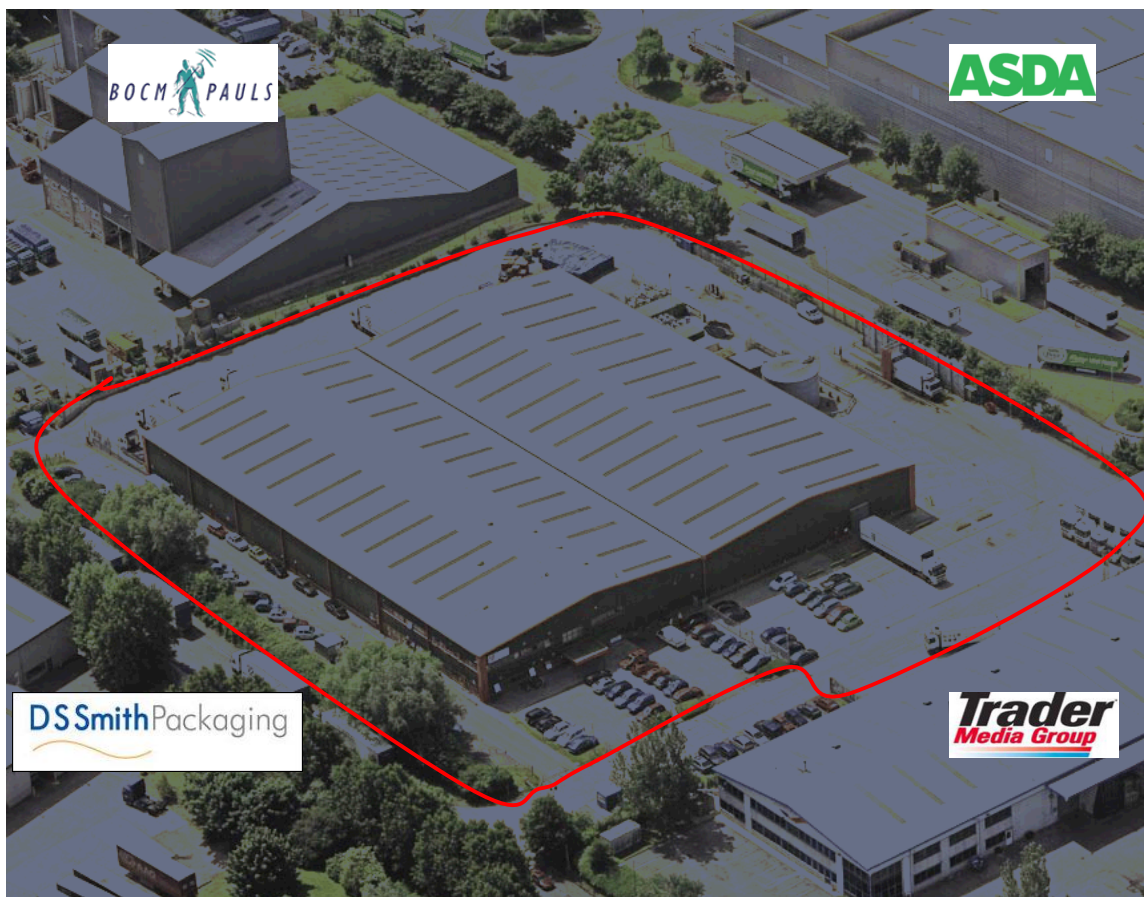
Real Estate for a changing world

BNP Paribas Real Estate  
1 Redcliff Street  
Bristol BS1 6NP  
To Let

Tel: 0117 984 8400  
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## **Distribution Warehouse available with or without existing cold store.**

74,822 sq ft (6950.96 sq m)  
**TO BE REFURBISHED**



Wincanton/Co-op premises, First Avenue, Portbury,  
BS20 7WP

## **Location**

The property is located in Bristol which is the business capital of the South West, approximately 120 miles from London, 85 miles South West of Birmingham and 40 miles East of Cardiff. It also has excellent motorway connections having good access to both the M4 J19 and the M5 J16, 17, and 18.

Portbury itself is located 6.5 miles West of Bristol City Centre and is adjacent to J19 of the M5. Portbury and Avonmouth are both in prime distribution locations being linked to the national motorway and rail networks. Portbury also benefits from the Royal Portbury Docks being one of the UK's largest ports. As a result goods can reach 42 million people within a 156 mile radius.

The property itself is located on First Avenue near J19 of the M5 and is surrounded by occupiers such as Asda, Lafarge, Ashton Corrugated, BOCM, and Honda UK.

## **Description**

The property itself comprises of a two bay purpose built industrial/warehouse units of steel portal frame construction with part brick, block work and PVC coated steel clad elevations, under a double pitched profile clad roof

### **Key features**

- Strong distribution location next to Royal Portbury Docks and J19 M5.
- Eaves height of 6m.
- 12 roller shutter doors.
- 10 dock levellers.
- 3 temperature controlled zones, a produce chamber, a chilled chamber and a banana store.

The office accommodation is located towards the front of the unit with reception area, WC facilities and mess facilities. The offices themselves are part of the ground and part first floors, the offices come with carpeted floors, central heating, double glazing, suspended ceilings, and recessed fluorescent lighting.

Externally the property also benefits from a secure yard around the property, a vehicle wash, sprinkler tank, fuel island and plant room.

## **Accommodation**

The site has a GIA of approximately 74,822 sq ft (6950.96 sq m) on a site area of 4.57 acres (1.85 hectares) which gives a site cover of around 38%.

## **Tenure**

The unit is available on a new FRI lease, it is currently occupied by Co-op under a contract agreement with Wincanton

## **Rent**

Upon application.

**Viewing and further information**

For an appointment to inspect the accommodation or for further information please contact the sole agent:

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