



ROCKINGHAM SOUTH

Avonmouth
Bristol
BS11 0YT

TO LET

Open Storage Plot

Plot B - 1.5 acres

LOCATION

Rockingham South is located immediately adjacent to the Rockingham Gateway and Cabot Park developments fronting Smoke Lane (A403) Avonmouth, the link between Junction 18 of the M5 and the Severn Bridge at Aust/Junction 1 of the M48.

The M5/M49 (Junctions 18A/18) are approximately 2.5 miles to the south via St Andrews Road and Crowley Way, with the M4/M5 interchange at Almondsbury a further 8 miles to the north. Bristol city centre is approximately eight miles to the south via the A4 Portway.

DESCRIPTION

A gated and fenced open storage plot with services (electricity & water) to the boundary and a consolidated stone surface.

There will be a no build zone approx. 8m deep running parallel & along the drainage channel boundary with the landlords reserving a right of access across the site for maintenance. Further details are available upon request.

TENURE

The site is available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed & drafted outside the Security of Tenure provisions of the 1954 Landlord & Tenant Act.

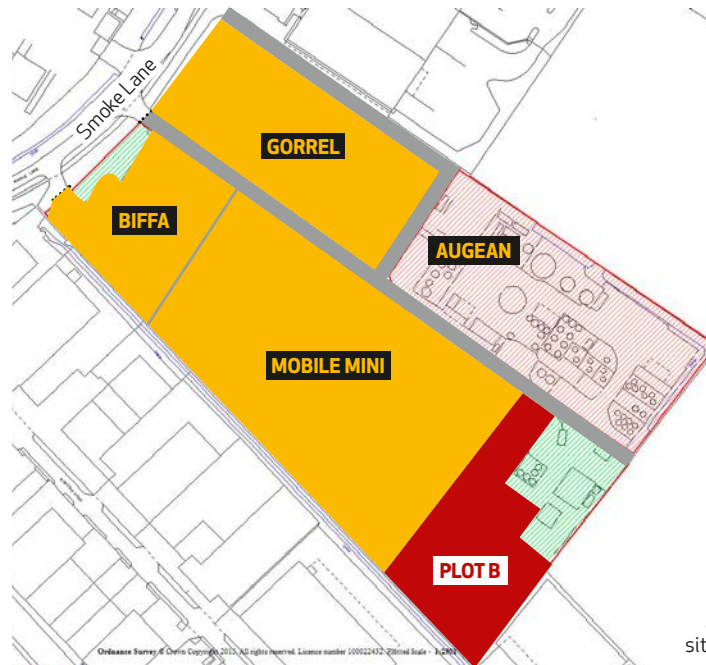
The lease will incorporate five yearly upward only rent reviews to the greater of the passing, open market rental or annual CPI subject to a minimum of 2% & maximum of 5% per annum.

RENT

£98,000 p/a exclusive of Rates, VAT, Insurance and Service Charge.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.



Approximate
site boundaries

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. HD2316/AK/Hollister 05/23.

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PROPERTY CONSULTANTS

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FURTHER INFORMATION

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