



February 2026

UNIT 17 TO LET 18,602 SQ FT (1,728.1 SQ M)

Ideal Distribution/Warehouse Unit | Prominent Location | Junction 18 M5



**TWO LARGE
SECURE YARDS**



**TWO STOREY OFFICE
ACCOMMODATION**



**TWO ROLLER
SHUTTER DOORS**



**EAVES HEIGHT
19.7FT. (6M)**



**PROMINENT
UNIT**

TO BE REFURBISHED

AVONBRIDGE
TRADING ESTATE
ATLANTIC ROAD, AVONMOUTH BS11 9QD

UNIT 17

18,602 SQ FT (1,728.1 SQ M)

Unit 17 at Avonbridge Trading Estate offers a prime commercial opportunity within a well-established trade and distribution location, benefiting from excellent access to the M5 and strong signage potential.

The property includes two substantial, secure yard areas and is currently undergoing a comprehensive refurbishment. Surrounded by a thriving mix of successful, long-standing occupiers, the estate provides an exceptional base for businesses across the trade, industrial, and warehousing sectors.

ACCOMMODATION

UNIT 17	SQ FT	SQ M
Warehouse	15,446	1,435.03
Ground Floor Office/Amenities	1,939	180.09
First Floor Office	1,217	113.04
TOTAL	18,602	1,728.16

Measured on a GIA basis.



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FURTHER INFORMATION

PLANNING:

We understand that the unit is suitable for B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) uses under the Town and Country Planning Use Classes Order 1987.

SERVICES:

Mains water, mains drainage and three phase electricity are connected to the property.

EPC:

To be reassessed following refurbishment.

TENURE:

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

RENT:

Upon Application.

RATES:

The property is described by the Valuation Office Agency as warehouse and premises with the following rateable value: £170,000.

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred in this transaction.

ANTI MONEY LAUNDERING:

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING: Strictly by appointment with the joint agents:



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AVONBRIDGE
TRADING ESTATE