



10&11

-  **GENEROUS YARD AREA & CUSTOMER PARKING**
-  **TWO STOREY OFFICE ACCOMMODATION**
-  **TWO ELECTRIC ROLLER SHUTTER DOORS**
-  **EAVES HEIGHT 19.7FT (6M)**
-  **NEW INSULATED ROOF**

TO BE REFURBISHED

UNITS 10&11 TO LET 10,652 SQ FT (989.59 SQ M)
 Ideal Trade Counter/Warehouse Unit | Prominent Location | Junction 18 M5

AVONBRIDGE
 TRADING ESTATE
 ATLANTIC ROAD, AVONMOUTH BS11 9QD

UNITS 10&11

10,652 SQ FT (989.59 SQ M)

Unit 10/11 Avonbridge Trading Estate presents an exceptional commercial opportunity within one of the area's most established trade and distribution locations.

Benefiting from excellent connectivity to the M5 and highly visible signage positions, the property offers strong operational and branding advantages for a wide range of occupiers.

The unit is undergoing a comprehensive refurbishment programme, which will include a new profile metal sheet roof with GRP roof lights, new aluminium double-glazed windows throughout, new insulated sectional loading doors, EV charging and a full upgrade of the office accommodation and sanitaryware. These works will deliver a modern, efficient, and high-quality environment tailored to contemporary business needs.

Positioned within a thriving estate home to a diverse mix of successful, long-standing occupiers, Unit 10/11 provides an outstanding base for businesses across the trade, industrial, and warehousing sectors

ACCOMMODATION

UNIT 10&11	SQ FT	SQ M
Warehouse	9,490	881.65
Ground floor office	581	53.97
First Floor office	581	53.97
TOTAL	10,652	989.59

Measured on a GIA basis.

PROMINENT
UNITS

NEW
ROOF

TO BE INSTALLED

EAVES
HEIGHT
19.7ft
(6m)

2 ELECTRIC
ROLLER
SHUTTER
DOOR

TWO STOREY
OFFICE
ACCOMMODATION

ABILITY TO INSTALL
TRADE
COUNTER
FRONTAGE



Typical Avonbridge Trading Estate Refurbished internal



IDEAL FOR TRADE COUNTER OR WAREHOUSE USE

Avonbridge Trading Estate occupies a highly accessible location, prominently positioned beside Junction 18 of the M5, providing excellent connectivity across the South West and into South Wales via the M49.

Bristol city centre lies approximately 7 miles to the southeast, easily reached via the A4 Portway, making the estate an excellent base for regional and national occupiers.

///COINS.BANKS.LANDED



2 MINS
J18 M5
MOTORWAY

7 MILES
BRISTOL
CITY CENTRE



AVONBRIDGE
TRADING ESTATE

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: £99,000.

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:



Ed Rohleder

Ed.Rohleder@knightfrank.com
M: 07775 115 969

Russell Crofts

Russell.Crofts@knightfrank.com
M: 07990 707 723

Chris Miles

Chris@russellpc.co.uk
M: 07970 886 740

Josh Gunn

Josh@russellpc.co.uk
M: 07826 889 595



IMPORTANT NOTICE (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) VAT: The VAT position relating to the property may change without notice. (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions. (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. FEB 2026. All Photographs and videos dated JANUARY 2020 - FEBRUARY 2026

Images are for illustrative purposes only and have been digitally enhanced.

Designed and produced by kubiakcreative.com 256463 03-26



AVONBRIDGE
TRADING ESTATE