TO BE FULLY REFURBISHED
Available Q1 2027



TO LET

Industrial/Warehouse Unit

6,890 sq.ft (640 sq.m)

Unit 6, Multipark Avon Riverside, Victoria Road, Avonmouth, Bristol, BS11 9DB

- Excellent access to Avonmouth & Junction 18 of the M5
- Ample parking
- 6.1m eaves
- Office / Welfare facilities

M Core
LCP UK
01384 400123
lcpgroup.co.uk

Unit 6, Multipark Avon Riverside, Victoria Road, Avonmouth, Bristol, BS11 9DB

Areas (Approx. Gross Internal)		
Warehouse	5,883 sq.ft	(546 sq.m)
Offices	1,007 sq.ft	(94 sq.m)
TOTAL	**6,890 sq.ft**	**(640 sq.m)**

Description

The property comprises a semi-detached industrial unit of steel truss frame construction with internal blockwork walls, and insulation board and single-skin roof lights in the roof.

The warehouse has a concrete floor, strip lighting, gas blower heater and a minimum eaves height of 6.1 metres. There is ancillary office/welfare space at ground floor level. Vehicular access is via a single electric loading door measuring 4.46m in width by 5.02m in height. There is a separate pedestrian entrance to the front elevation.

The unit provides office accommodation fitted with double glazed windows, carpeted flooring, and electric wall mounted radiators. Ancillary space set within stud partitioned walls finished with laminate flooring includes kitchenette and WC facilities. Externally, the unit benefits from a dedicated concrete forecourt area to the front, providing vehicle loading and parking provision.

We understand the property benefits from all mains services including 3 phase power, gas, water and sewerage connections.

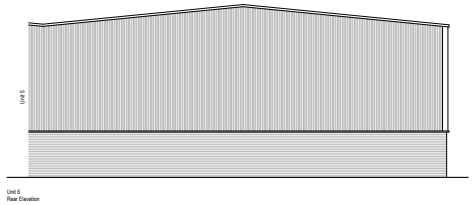


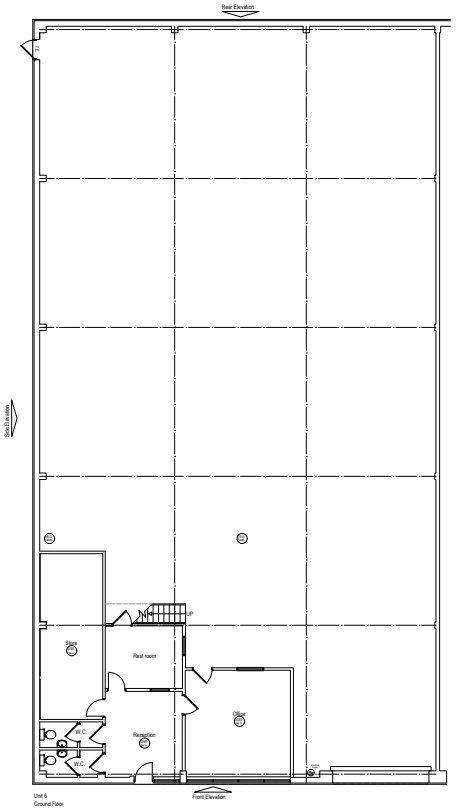
Indicative image

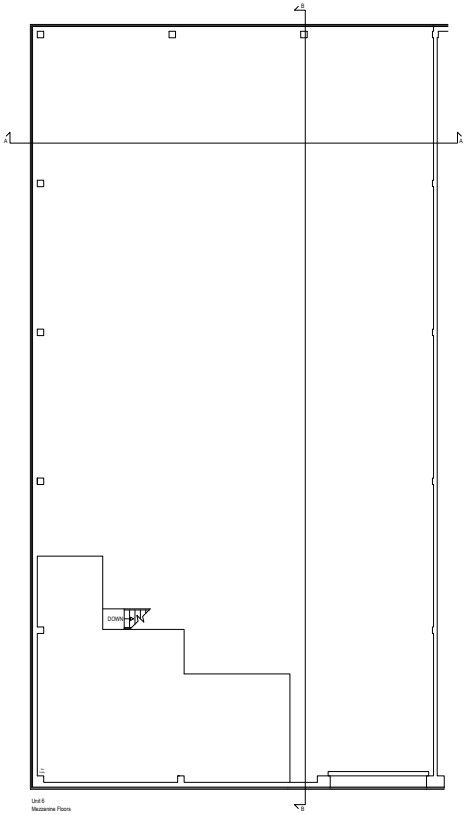


Indicative image after refurbishment

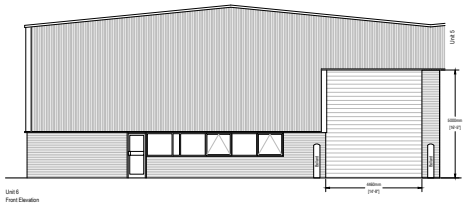
Unit 6, Multipark Avon Riverside, Victoria Road, Avonmouth, Bristol, BS11 9DB

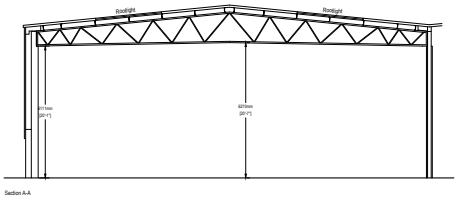


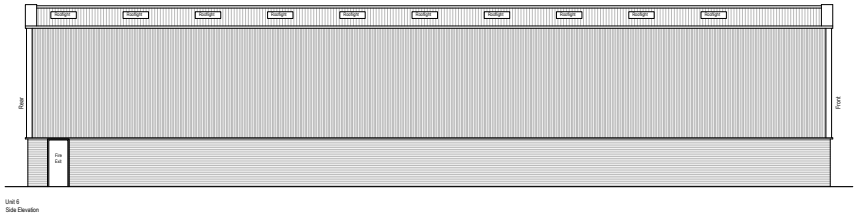


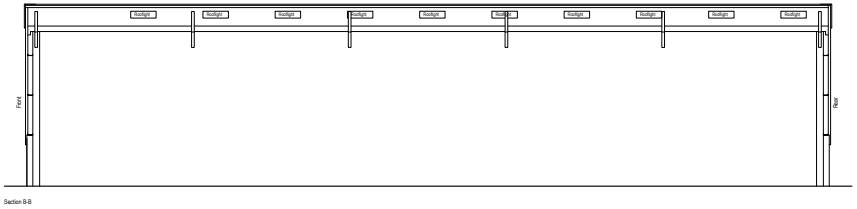












Unit 6, Multipark Avon Riverside, Victoria Road, Avonmouth, Bristol, BS11 9DB

Rent
POA

Rates
Rateable Value of £62,000. The ingoing tenant may benefit from relief on rates payable via the Small Business Rates Relief scheme. Interested parties are advised to speak with the local Assessor.

Insurance
Insurance: £2,000 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Service Charge
£2,500 per annum.

Energy Performance
To be re-assessed post refurbishment. Further information available upon request.

Planning
The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs
Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - BS11 9DB
The properties are located on Avon Riverside Industrial Estate, approximately one mile from junction 18 of the M5 motorway via the A4 Portway. Excellent access to all areas of the South West, South Wales (via the M49) and the Midlands. Location provides excellent access to Bristol city centre and the national motorway network with the M4 and M5 interchange at Almondsbury approximately six miles to the north. The estate is also next to Park and Ride.

What3Words
///flats.diner.glory







Viewing
Strictly via prior appointment with the appointed agents:

CUSHMAN & WAKEFIELD

Henry de Teissier 07860 821345
Henry.Deteissier@cushwake.com

Luke Whitmarsh 07350 436876
Luke.Whitmarsh@cushwake.com

Knight Frank

Thomas Park 07966 252816
thomas.park@knightfrank.com

Ed Rohleder 07775 115969
Ed.Rohleder@knightfrank.com

M® Core
LCP UK



Adam Martin
07825 091440
01384 400123
AMartin@lcpproperties.co.uk

MISREPRESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

37125 OCT 2026