

Lot 48, Custom House, Clayton Street, Avonmouth, Bristol, BS11 9DX

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



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Property Information

Vacant Office Opportunity

- Vacant Office Building Comprising 2,538.10 sq m (27,320 sq ft) (GIA)
- Of Interest to Owner Occupiers
- Asset Management Opportunity
- Total Approximate Site Area of 0.3 Hectares (0.75 Acres)
- Well Located Adjacent to Avonmouth Docks

Lot

48

Auction

22nd September 2022

Vacant Possession

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

On Behalf of a Major Property
Company

Location

Miles 5 miles north west of Bristol,
Roads M5, M4, M49, A4
Rail Avonmouth Railway Station, St Andrew's Road Railway Station
Air Bristol Airport

Situation

The property is located in a strategically important port town 5 miles north west of Bristol. Avonmouth serves a key part of the regions maritime economy. The property is situated on Clayton Street, adjacent to Avonmouth Docks and Avonmouth Railway Station.

Tenure

Leasehold. Held for a term of 75 years from 01/12/1980 at a ground rent of £17,326 per annum.

Description

The property comprises a substantial vacant 3 storey office building with a total approximate floor area of 1,766.92 sq m (19,019 sq ft) (NIA), 2,538.10 sq m (27,320 sq ft) (GIA) and a site area of approximately 0.3 Hectares (0.75 Acres). The property benefits from having a secure yard as well as a car park for approximately 35 vehicle spaces

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx (NIA)		Floor Areas Approx (GIA)		Tenant
Ground	Office	780.91 sq m	(8,405 sq ft)	980.02 sq m	(10,548 sq ft)	VACANT POSSESSION
First	Office	514.93 sq m	(5,542 sq ft)	741.23 sq m	(7,978 sq ft)	
Second	Office	471.09 sq m	(5,070 sq ft)	691.05 sq m	(7,438 sq ft)	
Third	Plant Room	-	-	125.80 sq m	(1,354 sq ft)	
Total Approximate Floor Area		1,766.93 sq m	(19,019 sq ft)	2,538.10 sq m	(27,320 sq ft)	

(1) The floor areas stated above have been provided by the Vendor.

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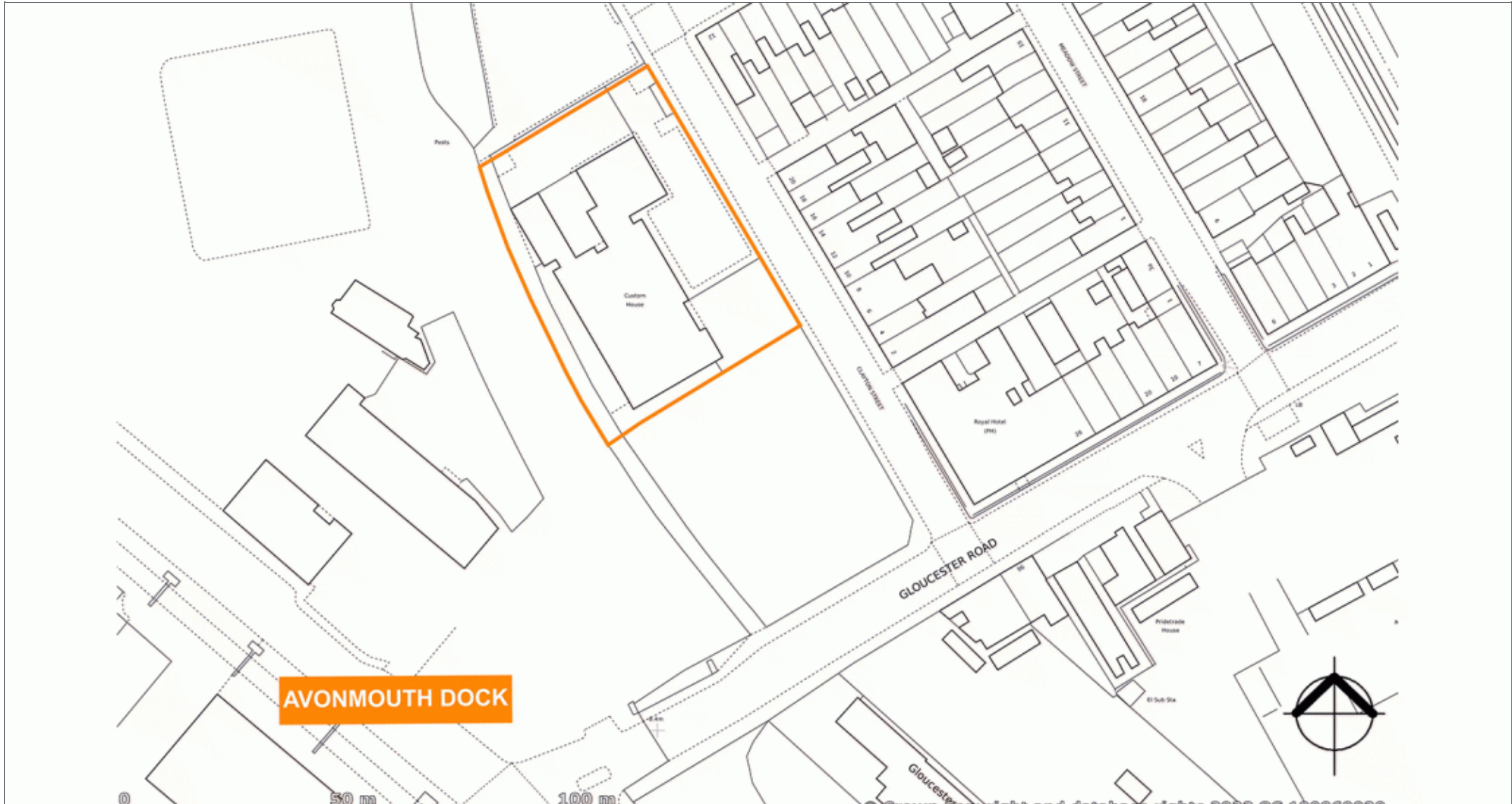
Vacant Office Opportunity

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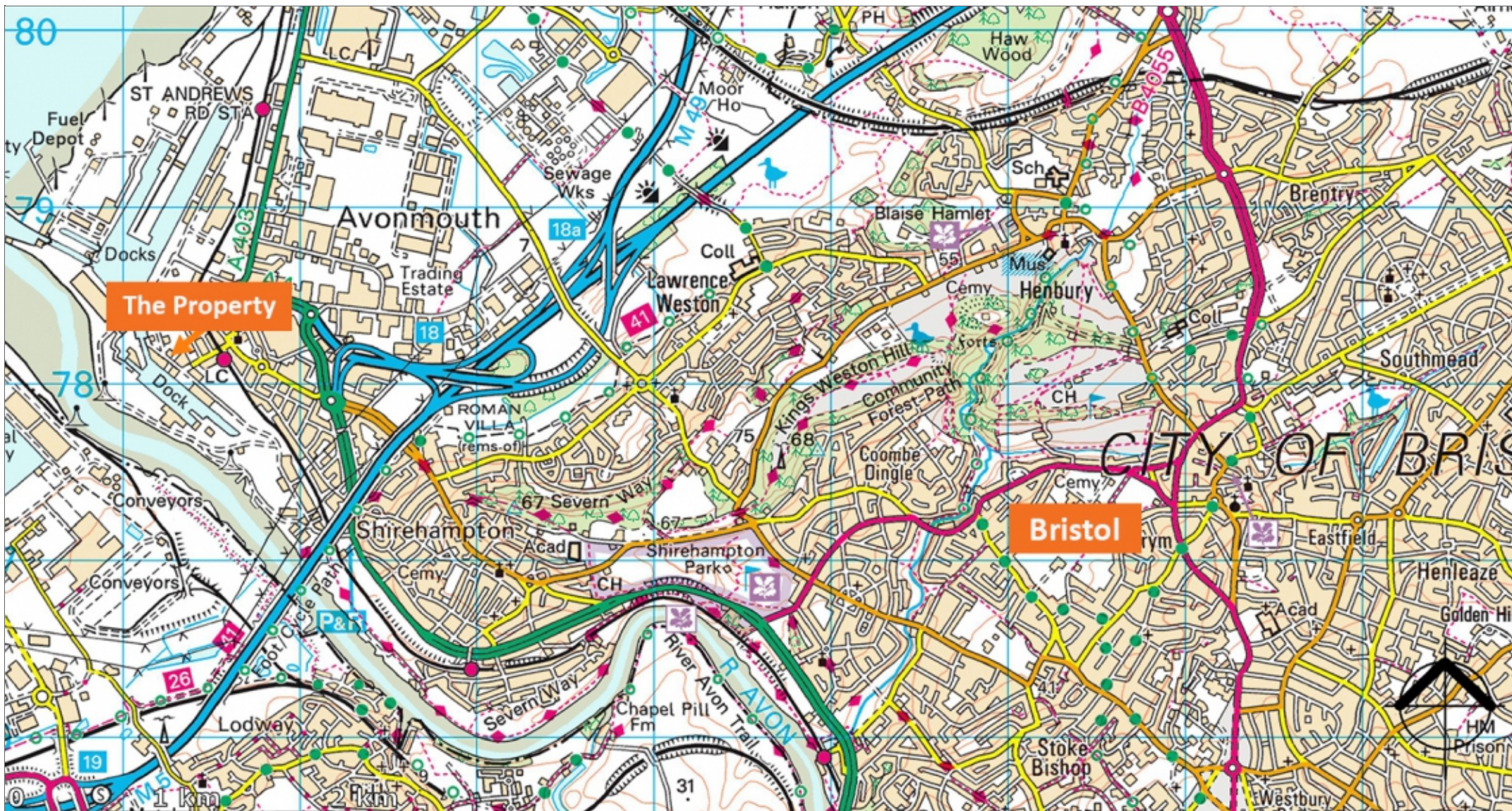
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September 2020

Vacant Office Opportunity

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