

# Warmley Business Park

## Bristol

- › 14 new industrial/warehouse units
- › 4,083 to 31,883 sq ft
- › Available now

For sale/  
To let  
Only 5  
units left



Chancerygate 

[www.warmleybp.com](http://www.warmleybp.com)

# Warmley Business Park

Ideally suited to serve Bristol/Bath and the wider South West market

Located 350 yards from the A420 which provides access to the A4174 Bristol Ring Road

Set within a well-established employment area, off Tower Road North, that provides accommodation for a number of different occupiers

Neighbouring occupiers include Amcor, Universal Balancing, British Red Cross, The Environment Agency, St John Ambulance, Shield Environmental Services, Barrettine Group and IRG Automotive

## Green Credentials

Chancerygate have employed the latest environmentally friendly technologies on the new units 1-14 to reduce the costs of occupation.

### The green initiatives include:

- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking



## Accommodation

Unit	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL (sq ft)
<b>1</b>		SOLD	
<b>2</b>		SOLD	
<b>3</b>	3,219	864	<b>4,083</b>
<b>4</b>		SOLD	
<b>5</b>		UNDER OFFER	
<b>6</b>		LET	
<b>7</b>	3,488	936	<b>4,424</b>
<b>8</b>		SOLD	
<b>9</b>		SOLD	

Unit	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL (sq ft)
<b>10</b>	8,877	1,545	<b>10,422</b>
<b>11</b>	7,854	1,367	<b>9,221</b>
<b>12</b>	10,444	1,796	<b>12,240</b>
<b>13</b>		SOLD	
<b>14</b>		SOLD	
<b>15</b>		LET	

All areas are measured on a GEA sq ft basis.





M5/M32

M4

London

A4174

Bristol

A420

A420

A4174

Bath

Crown Road

Tower Road North

32.6m

55m



# Units 1-9

4,083 up to 4,424 sq ft

## General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



8m clear  
internal height



First floor for storage  
or fitting out as  
office space



37.5kN sq m  
floor loading



Electric  
loading doors



12 year collateral  
warranty available



Landscaped  
environment



Secure  
business park

## Planning use

B1 (c), B2 and B8 (industrial and warehouse) uses.

## Terms

Available on a freehold or leasehold basis.









# Units 10-14

9,221 up to 31,883 sq ft (units 10-12 combined)

## General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



8.4m clear internal height



First floor for storage or fitting out as office space



37.5kN sq m floor loading



Electric loading doors



Ability to combine units



12 year collateral warranty available



Landscaped environment



Secure business park

## Planning use

B1 (c), B2 and B8 (industrial and warehouse) uses.

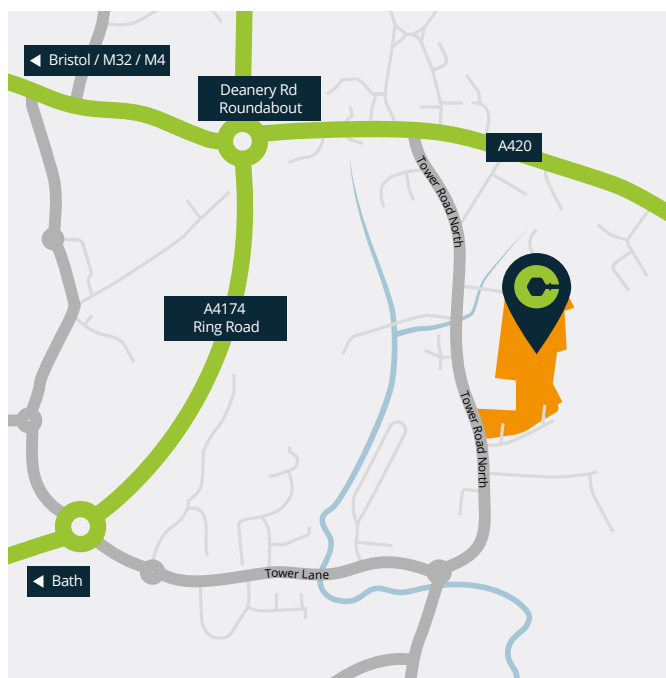
## Terms

Available on a freehold or leasehold basis.









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## Travel Distances

### Road

Bristol City Centre	6.5 miles
Bath City Centre	9.1 miles
M32/M4 J19	6.5 miles
M4 J18	8 miles
M4/M5 Interchange J20	9.7 miles

### Rail

Keynsham Station	4.5 miles
Temple Meads	7 miles
Bristol Parkway	7.5 miles

### Airport

Bristol International	13.3 miles
Heathrow	98 miles

Crown Way, Warmley,  
Bristol, BS30 8XP



More information available  
through the joint marketing agents:

**alderking**

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. January 2020.

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