For Sale/To Let

Modern Warehouse/Factory with detached office, large car park & land for possible expansion (STP)

Hawkfield Business Park
Whitchurch
Bristol BS14 0BD

101,397 sq ft (9,420 sq m) on 9.56 acres

September 2017

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gva.co.uk

An APLEONA company
**Key Features**
- Warehouse/production unit of 91,000 sq ft
- Ability to expand within the site
- Detached offices of 10,000 sq ft
- Site area of 9.56 acres
- Ability to sub-divide
- Two access points offering site flexibility
- Very low site density
- Large 3,000 KVA power supply
- Car parking for in excess of 160 cars

**Location**

The property is situated on the established Hawkfield Business Park in South Bristol.

The park fronts the A4174 Avon Ring Road, close to the Imperial Park Retail Centre, 3 miles to the south of Bristol city centre.

Access to the city centre and M5 J18/18a is via the recently improved A4174/A4 Ring Road.

The A4174 Avon Ring Road also provides good access to Bath via the A4.

Bristol Airport is approximately 6 miles to the South West.
Description
The property was constructed in 1988 and comprises a detached two storey headquarters office building on the site frontage and a stand alone high bay warehouse/production facility incorporating ancillary office and amenity areas. The two buildings are linked by a covered walkway.

The site has two points of access, the first to the main car park which provides 164 spaces and the second to the secure service yard.

Warehouse / Factory Building
The property comprises a high bay steel truss framed building incorporating an integral two storey amenity and office block.

The elevations comprise insulated steel cladding externally with full height blockwork internally beneath a pitched insulated roof.

The floor is of reinforced concrete construction with the internal height to the underside of the haunch comprising 8 metres.

The building benefits from the following features:
- Three dock level loading doors/loading canopy/integral loading bay
- One surface level loading door with a scissor lift to the main production floor level
- Medical room/cloakroom/canteen facilities
- Strip lighting/3,000 kva power supply/Ambirads
- Air handling system
- Fully sprinklered (disconnected)
- Office accommodation at first floor laid out to provide a combination of general and private areas

Office Building
The building has a combination of brick and clad elevations beneath a pitched insulated roof. The accommodation is arranged over ground and first floor and benefits from the following features:
- Gas fired central heating
- Carpeting
- Perimeter trunking at ground floor
- Raised floors at first floor
- A combination of open plan and private offices
- Boardroom
- Kitchen/cloakroom facilities

Tenure
Freehold or on a leasehold basis, terms to be agreed.

Price/ Rent
On application

Site Areas

<table>
<thead>
<tr>
<th>Description</th>
<th>Square Feet</th>
<th>Square Meters</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Building Warehouse</td>
<td>91,284</td>
<td>8,481</td>
</tr>
<tr>
<td>Offices</td>
<td>10,113</td>
<td>940</td>
</tr>
<tr>
<td>Total Floor Area</td>
<td>101,297</td>
<td>9,420</td>
</tr>
<tr>
<td>Total Site Area</td>
<td>9.56 acres</td>
<td>3.87 hectares</td>
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EPC
The property has an EPC score of B44 for the warehouse and building and D81 for the office.

Services
We are advised that gas, water and electricity are connected to the premises.

VAT
All figures are exclusive of VAT.

Planning
B1, B2 Industrial and B8 Warehousing (subject to conditions—on application)
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Office

Front elevation of warehouse