

FOR SALE/TO LET

Units range from 4,188 to 33,928 sq ft

A development of new Warehouse/Industrial units



www.vertexbp.co.uk



LYDE GREEN | EMERSONS GREEN | BRISTOL | BS16 7LB

Chancerygate 

Vertex Park is located at Emersons Green, Bristol's flagship out of town business destination



vertex
BUSINESS PARK

CGi of proposed Units 1-4



CGi of proposed Units 5-11



Internal shots of previous Chancerygate developments

Green Credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 12% decrease in CO₂ emissions over 2010 Buildings Regulations. As a result occupation costs to the end user will be reduced.

The green initiatives will include:

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

Planning use

B2 and B8 (industrial and warehouse) uses.

Accommodation Areas are approximate on a GEA basis

Unit	Ground floor area (sq ft)	First floor area (sq ft)	TOTAL (sq ft)
1	8,644	2,379	11,023
2	5,522	1,561	7,083
3	12,390	3,251	15,641
4	28,654	5,274	33,928
5	3,025	1,163	4,188
6	4,758	1,302	6,060
7	5,048	1,302	6,350
8	4,758	1,302	6,060
9	4,478	1,302	5,780
10	4,198	1,302	5,500
11	3,972	1,335	5,307
TOTAL			106,920

www.vertexbp.co.uk

Terms

The units are available for sale on a freehold basis or alternatively available to lease.



General Specification

These high quality business units will sit within a business park environment, with tree lined boulevards, and generous landscaped areas.

- 8.4m minimum clear internal heights
- Full height electric loading doors
- 37.5kN per sq m floor loading units 1-3 and 5-11
- 50kN per sq m floor loading unit 4
- Unit 3 & 4 benefit from self-contained secure yards
- First floors for additional storage or fitting out as offices
- Ability to combine units

Location

Vertex Business Park is located 4 miles to the South East of Junction 19 of the M4 motorway, 7 miles from the M4/M5 motorway interchange and 8.5 miles from Bristol city centre.

Emersons Green is located on the north eastern perimeter of Bristol and has been the focus of extensive development activity in recent years with the construction of approximately 2,800 homes and a neighbourhood retail centre.

Home to the Bristol and Bath Science Park which includes the highly acclaimed Innovation Centre (including The National Composite Centre), the location is further underpinned by Emerald Park East, Harlequin and Brook Office Parks and the Sainsbury's regional distribution centre providing a substantial critical mass of office and industrial accommodation.

Vertex Business Park will sit within an area recognised as the flagship employment location within North Bristol offering a broad range of opportunities that build on the existing mix of small and medium office developments, light industrial, warehousing and logistics alongside the adjoining new residential community.

Travel distances



BY ROAD:

M32/M4 J19	4 miles/10 mins
M4 J18	7.5 miles/18 mins
M4/M5 Interchange J20	7 miles/15 mins
Bristol City Centre	8.5 miles/20 mins
Bath City Centre	13 miles/34 mins



RAILWAY STATIONS:

Bristol Parkway	3.5 miles/10 mins
-----------------	-------------------



AIRPORTS:

Bristol International	19 miles/47 mins
Heathrow	99 miles/1 hr 40



PORTS:

Avonmouth and Portbury Docks	14.5 miles/23 mins
------------------------------	--------------------



More information available through the joint agents:

alder king
PROPERTY CONSULTANTS
0117 317 1000
www.alderking.com

Andrew Ridler
aridler@alderking.com
07990 891015

Emma Smith
esmith@alderking.com
07788 390651



0117 917 2000
www.colliers.com/uk

Tim Davies
tim.davies@colliers.com
07714 707676

Tom Watkins
tom.watkins@colliers.com
07917 093167

BNP PARIBAS REAL ESTATE
0117 984 8400
realestate.bnpparibas.co.uk

Jeremy Hughes
jeremy.hughes@bnpparibas.com
07990 557403

Robert Brophy
robert.brophy@bnpparibas.com
07887 058702

A development by:

Chancerygate

Alastair King
aking@chancerygate.com
07748 324 966
www.chancerygate.com

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. August 2017.