



Warmley
Business Park
Bristol

FOR SALE / TO LET

Units from 3,703 to 34,930 sq ft

A development of new and refurbished Warehouse/Industrial units



CROWN WAY | WARMLEY | BRISTOL | BS30 8XP

Chancerygate^C



Warmley
Business Park
Bristol



Previous Chancerygate development - Apollo Park, Yate.

www.warmleybp.com

Indicative image of Unit 15 frontage



Fifteen modern
industrial/warehouse
units ideally suited to
serve Bristol/Bath
and the wider South
West market



Accommodation

Unit No.	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL* (sq ft)
1	4,101	1,087	5,188
2	3,735	990	4,725
3	3,197	850	4,047
4	2,928	775	3,703
5	3,197	850	4,047
6	2,928	775	3,703
7	3,466	915	4,381
8	3,466	915	4,381
9	4,898	1,292	6,190
10	8,816	1,507	10,323
11	7,826	1,346	9,172
12	10,377	1,765	12,142
13	4,790	1,270	6,060
14	6,243	1,647	7,890
15	31,808	3,122	34,930
TOTAL	101,776	19,106	120,882

*Areas are approximate on a GEA basis.

Terms

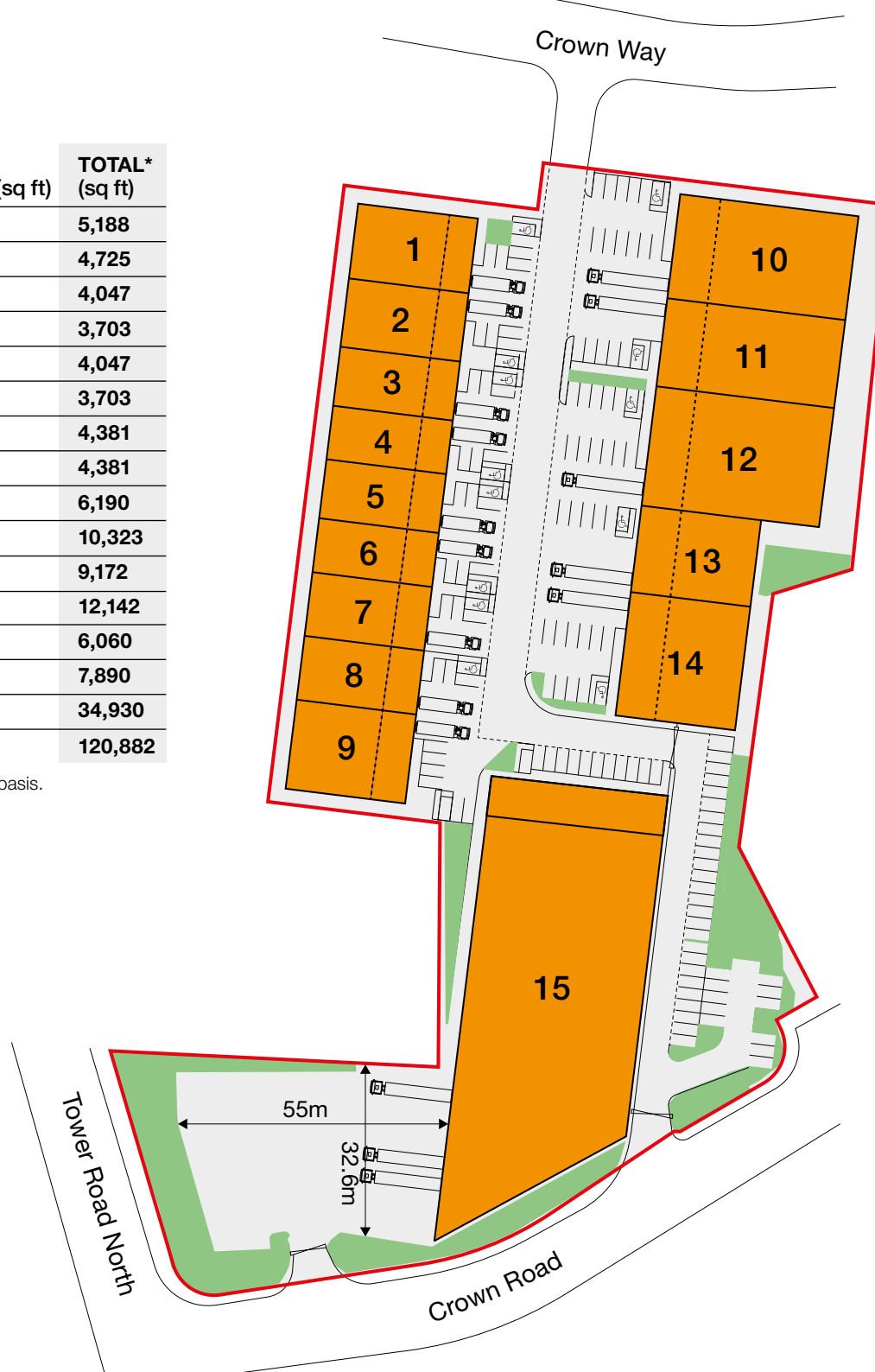
Available on either a Freehold or Leasehold basis.

Planning use

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

EPC rating

B or better for units 1-14
C or better for unit 15



Specification for new units 1-14

- Units 1-9 have 8m minimum clear internal height
- Units 10-14 have 8.4m minimum clear internal height
- 1 full height electric loading door per unit
- 37.5kN per sq m floor loading
- Fitted stair core
- First floors for additional storage or fitting out as offices
- 15% roof lights to warehouse
- Ability to combine units

Specification for refurbished unit 15

- 7.5m minimum clear internal height
- 2 new full height electric loading doors plus two refurbished dock loading doors
- Fitted stair core
- First floor for additional storage or fitting out as offices
- 15% new roof lights to warehouse
- Private gated yard
- Gated car parking

An area for secure cycle parking will be provided within each unit

Green credentials



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

The green initiatives will include:

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

Location

Warmley Business Park is located 350 yards from the A420 which provides access to the A4174 Bristol Ring Road ½ a mile away and to Bristol City Centre 6.5 miles to the west. To the east the A420 provides access to Bath which is 9 miles distant.

Set within a well-established employment area, off Tower Road North, that provides accommodation for a number of different occupiers. The scheme is ideally located to serve the Bristol area and further afield to Bath as well as nationally due to its connectivity to the national motorway network. Neighbouring occupiers include Amcor, Bath Ales, British Red Cross, The Environment Agency, St John Ambulance, Shield Environmental Services, Barretine Group and IRG Automotive.

Travel distances



BY ROAD:

Bristol City Centre	6.5 miles/20 mins
Bath City Centre	9.1 miles/25 mins
M32/M4 J19	6.5 miles/15 mins



AIRPORTS:

Bristol International	13.3 miles/40 mins
Heathrow	98 miles/1 hr 50



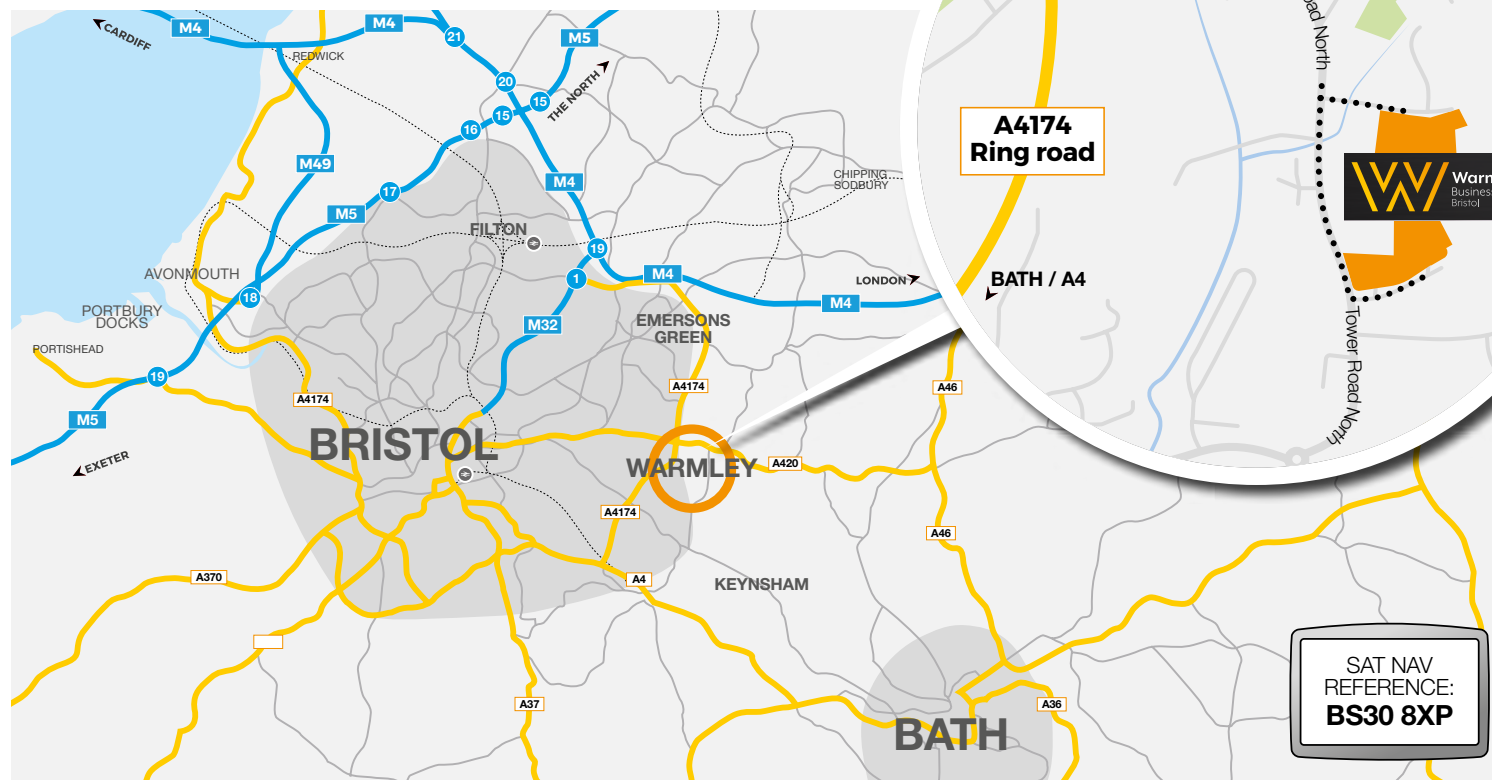
PORTS:

Avonmouth and Portbury Docks	16.2 miles/27 mins
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RAILWAY STATIONS:

Keynsham Station	4.5 miles/9 mins
Temple Meads	7 miles/18 mins
Bristol Parkway	7.5 miles/20 mins



SAT NAV
REFERENCE:
BS30 8XP

More information available at
www.warmleybp.com

Or through the joint agents:

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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 2018.