



TO LET / FOR SALE

Tel: 0117 984 8400

Preliminary Details

Vertex Park, Emersons Green, Bristol, BS16 7AJ

13 New Production / Distribution / Trade Warehouse Units
4,188 – 33,928 sq ft (389 – 3,152 sq m approx.)



- New Build Freehold Opportunity
- Ability to combine units
- Excellent Ring Road Access and Motorway access
- Full details available on request
- Reservations taken now
- Available in Q3 2018



LOCATION

The development is located in the established commercial location of Emersons Green, Bristol, some 0.4 miles (1 min) from the A4174 Ring Road, 2.8 miles (7 mins) from Junction 1 of the M32 Motorway, 3.5 miles (8 mins) from Junction 19 of the M4 Motorway and 7 miles (14 mins) from Bristol City Centre.

Neighbouring occupiers and developments include ALD Automotive, DPD Geopost (under construction), Sainsburys RDC, Knorr-Bremse, JJ Food Services, Premier Inn Emersons Green, and Bristol & Bath Science Park.

DESCRIPTION

The units will comprise new modern build warehouse / production / trade counter units of a steel portal frame construction with an eaves height of 6.5 – 8.5 metres. A full height shutter door will provide vehicular access with parking provided to the front of each property.

TENURE

The units are available either FOR SALE or TO LET by way of a new full repairing and insuring lease for a term to be agreed.

PRICE / RENT

Available on application

ACCOMMODATION

The areas stated below are measured on a Gross External Basis:

Area	Sq ft	Sq m
Unit 1	6,017	559.00
Unit 2	5,436	505.02
Unit 3	5,436	505.02
Unit 4	6,275	582.97
Unit 5	11,453	1,064.02
Unit 6	33,928	3,152.02
Unit 7	4,188	389.08
Unit 8	6,060	562.99
Unit 9	6,350	589.93
Unit 10	6,060	562.99
Unit 11	5,780	536.98
Unit 12	5,500	510.97
Unit 13	5,307	493.04
Total:	107,790	10,014

VIEWINGS AND FURTHER INFORMATION

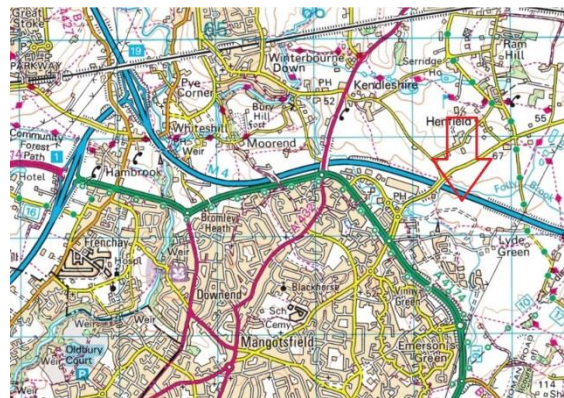
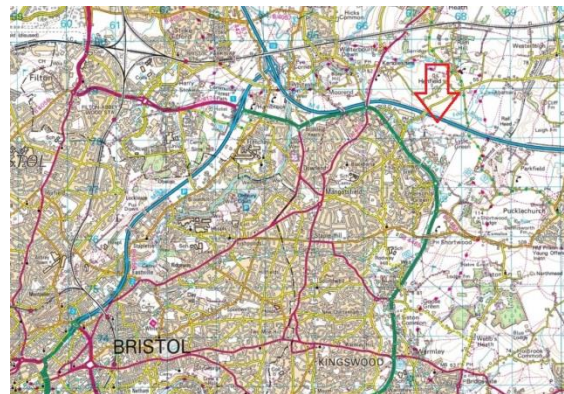
For an appointment to view or for further information please contact the Joint Sole Agents:

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Or the Joint Agents - Alder King, Bristol:
Andrew Ridler, 0117 317 1071
Emma Smith, 0117 317 1090

February 2017
SUBJECT TO CONTRACT



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