

FREEHOLD
FOR SALE
OR TO LET



ANOTHER
GLENMORE
DEVELOPMENT
www.glenmore-group.co.uk

GlenmoreBusinessPark

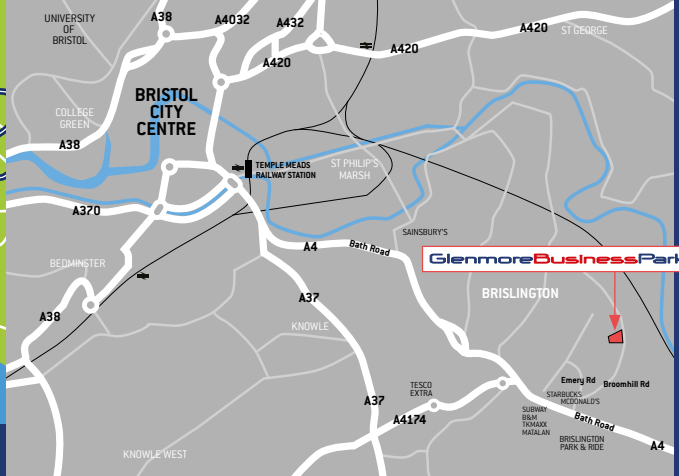
MIKE LANGLEY DRIVE, 198-202 BROOMHILL ROAD, BRISLINGTON, BRISTOL, BS4 5EP



34 SELF-CONTAINED Egh/B2/B8 COMMERCIAL/INDUSTRIAL/WAREHOUSE UNITS
WITHIN AN ESTABLISHED COMMERCIAL AREA

Units from 990 sq ft upwards with allocated parking





Block B	Floor Areas [sq ft GIA]		
Unit	Ground	First	Total
11	928	427	1355
12	668	332	1001
14	662	328	990
15	777	396	1173
16	777	396	1173
SOLD	784	395	1179
SOLD	784	395	1179
SOLD	777	396	1173
SOLD	777	396	1173
21	662	328	990
22	668	334	1002

BLOCK D	Floor Areas (sq ft GIA)		
Unit	Ground	First	Total
LET	694	347	1041
LET	688	344	1033
28	688	344	1033
29	688	344	1033
30	688	344	1033
31	688	344	1033
LET	688	344	1033
LET	688	344	1033
SOLD	688	344	1033
SOLD	694	347	1041

Glenmore Business Park comprises a new development of 34 units in a landscaped setting within an established commercial area in Brislington, near Bristol. The development is located within a thriving business area, within easy reach of Bristol and Bath, thanks to its proximity to the A4. The site is also conveniently placed for access to the M4 and the wider UK motorway network.

The new units will provide a mix of light industrial, warehouse or offices built with steel portal frames, low-level brick fascias and high-quality micro-rib cladding systems.

Each unit will have a first floor capable of being used as offices (subject to necessary consents) and unit sizes run from 990 sq ft up to 1,355 sq ft, with an option to combine to form larger units as necessary.

- 6m internal eaves height
- 15 kN/m² ground floor loading capacity
- Electric roller shutter loading doors
- High quality trapezoidal cladding systems to roofs and walls
- 10% daylight roof panels
- First floor suitable for office fit-out (subject to necessary consents)
- Allocated parking spaces
- EV charging points and cycle shelter

Block A	Floor Areas (sq ft GIA)		
Unit	Ground	First	Total
SOLD	682	341	1024
2	677	339	1015
3	677	339	1015
4	677	339	1015
5	677	339	1015
6	677	339	1015
7	677	339	1015
8	677	339	1015
SOLD	677	339	1015
SOLD	858	440	1298

Mains water, 3-phase electricity and telecoms ducting will be provided.

Units are available freehold or by way of a full repairing and insuring lease. Details available on application.

Please contact the agents for further details.

BLOCK C	Floor Areas (sq ft GIA)		
Unit	Ground	First	Total
SOLD	841	430	1271
SOLD	748	375	1123
25	755	379	1134



Knight Frank
0117 945 8814
KnightFrank.co.uk

Savills Bristol

savills.co.uk

0117 910 2200

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THE VIRTUAL VENUE

PYTCH

Bristol Foods Ltd

Meat Machine

James Alexander Furniture



Arrowspeed Ltd

Commercial Transfer

APLEONA

PLASTIVAN
PVC and WPC Building Products

Glenmore Business Park

VITCAS

Business Units



To Bath Rd
A4

Bonville Road

Whitmoor Ave

Capgrave Cres

Congwood

Raymill

Broomhill Road