



## Bristol

- > 11 new trade/warehouse/ industrial units
- > 5,836 to 18,338 sq ft
- > Available now

To let  
Only 3  
units left

Chancerygate 

[www.vertexbp.co.uk](http://www.vertexbp.co.uk)

# vertex BUSINESS PARK

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

Situated at Emersons Green, Bristol's flagship out of town business destination

High quality business units within a business park environment with tree lined boulevards and generous landscaped areas

## Green Credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 6% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

### The green initiatives will include:

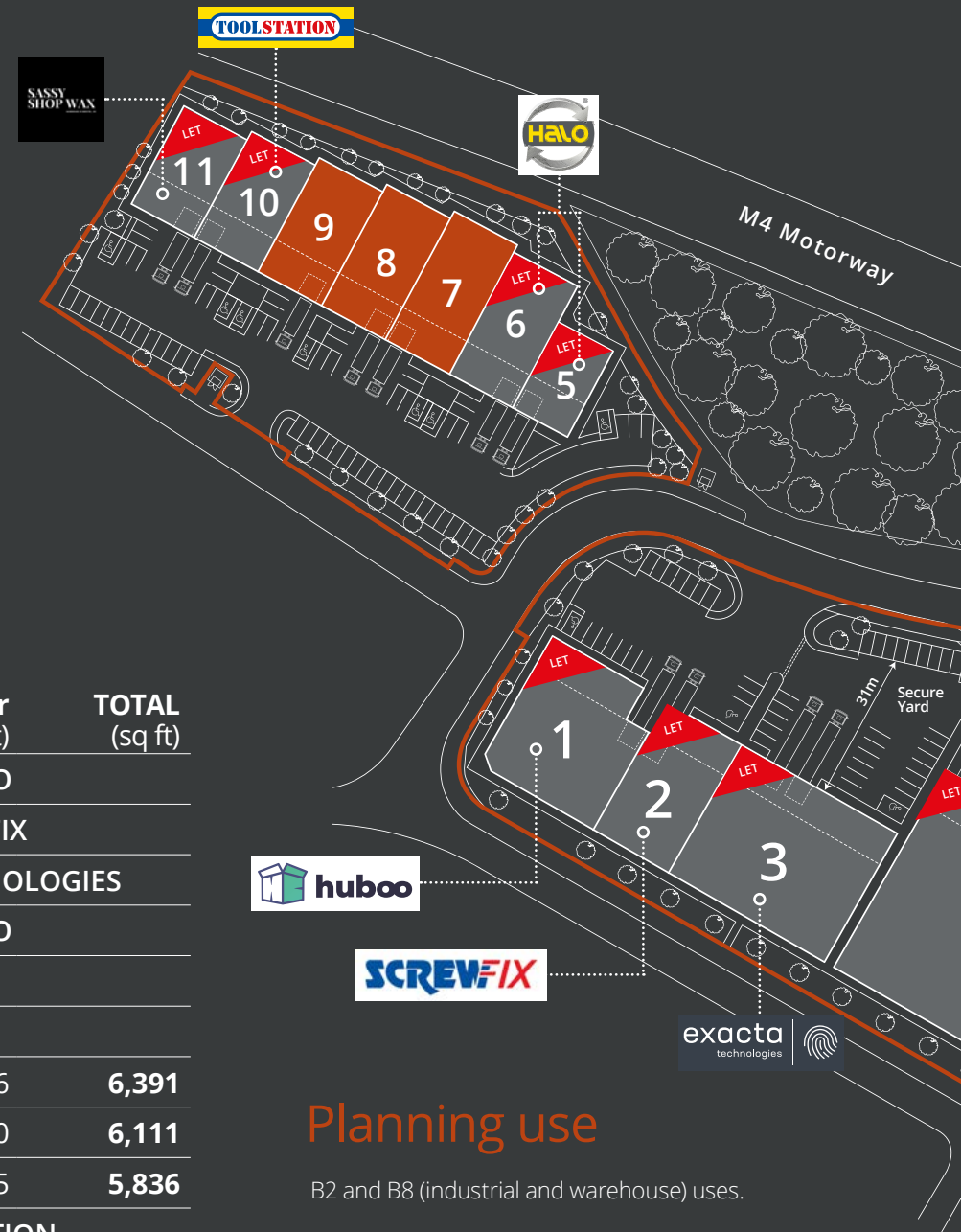
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Photovoltaic panels (unit 4)



## Accommodation

Unit	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL (sq ft)
1	LET TO HUBOO		
2	LET TO SCREWFIX		
3	LET TO EXACTA TECHNOLOGIES		
4	LET TO HUBOO		
5	LET TO HALO		
6	LET TO HALO		
7	5,075	1,316	6,391
8	4,791	1,320	6,111
9	4,511	1,325	5,836
10	LET TO TOOLSTATION		
11	LET TO SASSY SHOP WAX		

All areas are measured on a GEA sq ft basis.



## Planning use

B2 and B8 (industrial and warehouse) uses.

## Terms

The units are available to let.



M4

dpd

JENNER BOULEVARD

LYDE GREEN

ALD Automotive

huboo

4

Jenner Boulevard

BRISTOL/M32

LONDON

# Units 5-11

5,836 up to 18,338 sq ft (units 7-9 combined)

## General Specification

Flexible trade/warehouse/industrial units with fully fitted first floor offices available immediately for occupiers to undertake their own fit out to suit their specific occupational needs.

### First floor offices:



Fitted offices



Reception area



Comfort cooling/  
heating



WCs



Shower  
Facilities

### Warehouse/industrial:



7.7 - 8.5m clear  
internal height



Electric  
loading doors



37.5kN sq m  
floor loading



Ability to  
combine units



20m yard  
depths



Landscaped  
environment



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## Travel Distances

### Road

M32/M4 J19	4 miles
M4/M5 Interchange J20	7 miles
M4 J18	7.5 miles
Bristol City Centre	8.5 miles
Bath City Centre	13 miles

### Rail

Bristol Parkway	3.5 miles
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### Airport

Bristol International	19 miles
Heathrow	99 miles

### Port

Avonmouth and Portbury Docks	14.5 mile
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Lyde Green, Emersons Green, Bristol, BS16 7LB



More information available through the joint marketing 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. August 2020.