

TO LET

6,053 SQ FT (562.35 SQ M)

**END OF TERRACE
WAREHOUSE / TRADE
COUNTER UNIT**

UNIT 6



ABBAYWOOD BUSINESS PARK
EMMA-CHRIS WAY | FILTON | BS34 7JU



**FULLY
REFURBISHED**



**AVAILABLE
NOW**

ABBNEYWOOD BUSINESS PARK FILTON

AN ESTABLISHED COMMERCIAL LOCATION

THE SURROUNDING AREA ACCOMMODATES OCCUPIERS SUCH AS HOWDENS, SCREWFIX, HALFORDS, THE MOD AND GE AEROSPACE.



Abbeywood Business Park, Filton is an established commercial location, just 2 miles from the M32 providing good links to the M4 and M5 motorways and 6 miles from Bristol City Centre.



The Business Park is conveniently located next to Filton Abbey Wood Railway Station and 1.3 miles from Bristol Parkway Railway Station.

OTHER OCCUPIERS ON THE ESTATE INCLUDE



Red line for identification purposes only



A38

↑ TO M5 JUNCTION 16

6

ABBEYWOOD BUSINESS PARK

TO M4/M5 INTERCHANGE ↑

M4

J19



BRISTOL PARKWAY RAILWAY STATION

BRIERLY FURLONG

STOKE GIFFORD BYP

M32

TO LONDON ↓

SCREWFIX & HOWDENS



HOLIDAY INN EXPRESS



THE RANGE



SAINSBURY'S

LINK ROAD

A4174

BREWERS DECORATOR CENTRES



GE AEROSPACE, HALFORDS AUTOCENTRE & EURO CAR PARTS

TRAVELODGE



FILTON ABBEYWOOD RETAIL PARK

FILTON ROAD

J1

HOLIDAY INN FILTON



BRISTOL GOLF CENTRE



FILTON ABBEY WOOD RAILWAY STATION



MOD ABBEY WOOD



BRISTOL BUSINESS PARK



UNIVERSITY OF THE WEST OF ENGLAND

M32

↓ TO BRISTOL CITY CENTRE

SAT NAV: BS34 7JU

A38

GLOUCESTER RD N

FILTON AVE

GLOUCESTER RD N

UNIT 6 ABBEYWOOD BUSINESS PARK

IDEAL FOR INDUSTRIAL, WAREHOUSE & TRADE COUNTER



Prominent end of terrace unit



10% roof skylights with insulated roof



Two storey office accommodation with double glazing and electric heating



Steel portal frame unit with mix of clad and block elevations



Single electric loading door (4.5m x 5.21m)



WCs, Kitchen area and suspended ceiling



Minimum eaves height of 6.5m



Designated loading area and 12 car parking spaces



Three phase power, mains water and drainage connected

ACCOMMODATION

Ground Floor Warehouse	4,319 sq ft	401.25 sq m
Ground Floor Office	867 sq ft	80.55 sq m
First Floor Office	867 sq ft	80.55 sq m
Total	6,053 sq ft	562.35 sq m

The premises have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.



SERVICES

We understand that mains services are provided to the property including water, drainage, and 3 phase electricity. Occupiers are advised to establish the capacity and connectivity are sufficient for their own operation.

ENERGY PERFORMANCE

EPC Rating: B.

RATEABLE VALUE

The property is listed in the Valuation List 2023 as Warehouse and Premises, with the following Rateable Value £46,750. Please contact the marketing agents for further information.

TENURE

The property is available on a new lease for a term of years to be agreed.

RENT

Upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



CONTACTS

For further information, please contact the joint agents:



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