

EMERALD PARK EAST UNIT 103

6,513 sq ft
Fully refurbished
High quality industrial unit
Available Now

TO LET

EMERALD PARK EAST
UNIT 103
BRISTOL
BS16 7FF





MCDONALD'S

GXO LOGISTICS

JJ FOOD SERVICES

M4

◀ JUNCTION 1 M32
3 MILES · 6 MINUTES

SAINSBURY'S

A4174

THE FOLLY INN

UPS

EMERALD
PARK EAST
UNIT 103

JENNER BOULEVARD

BRISTOL & BATH SCIENCE PARK

WESTERLEIGH ROAD

A PROVEN LOCATION

UNIT 103 EMERALD PARK EAST

3 MILES TO J1 M32

LOCAL OCCUPIERS INCLUDE DPD, UPS,
GXO LOGISTICS AND SAINSBURY'S

SET WITHIN AN ESTABLISHED
LOGISTICS LOCATION

OVER 1.3M HOUSEHOLDS WITHIN A
30 MILE RADIUS

Situated adjacent to the A4174 and within close proximity to both the M32 and M4, Unit 103 at Emerald Park East is strategically located to maximise market reach.

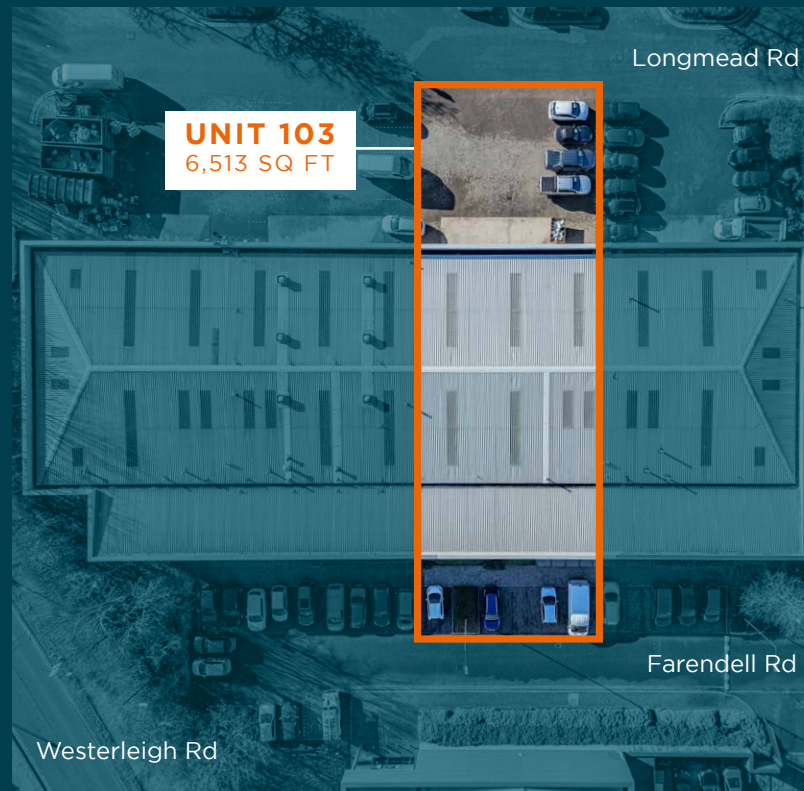
Just 15 minutes away from Bristol City Centre, Unit 103 is in a prime position to thrive and connect with a vast customer base, both nationally and locally.



- SPECIFICATION**
- 6.7m eaves height
 - 1 level access door
 - 3 phase electric power
 - Dedicated loading bay
 - Fitted first floor office
 - New W/Cs and accessible facilities
 - LED lighting throughout
 - New centrally controlled electric heating
 - EPC B rating

TO LET
UNIT 103

FULLY REFURBISHED
HIGH QUALITY
INDUSTRIAL UNIT
6,513 SQ FT

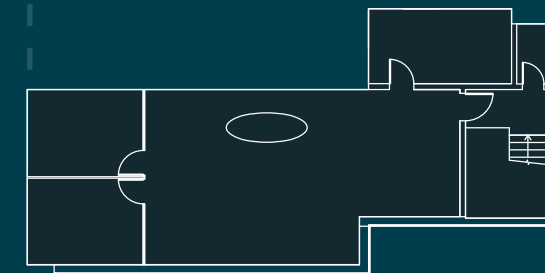


Unit 103 has recently undergone a full refurbishment, modernising the building inside and out to provide a space fit for the needs of occupiers now and in the years to come.

Ground Floor



First Floor



6.7M
EAVES HEIGHT

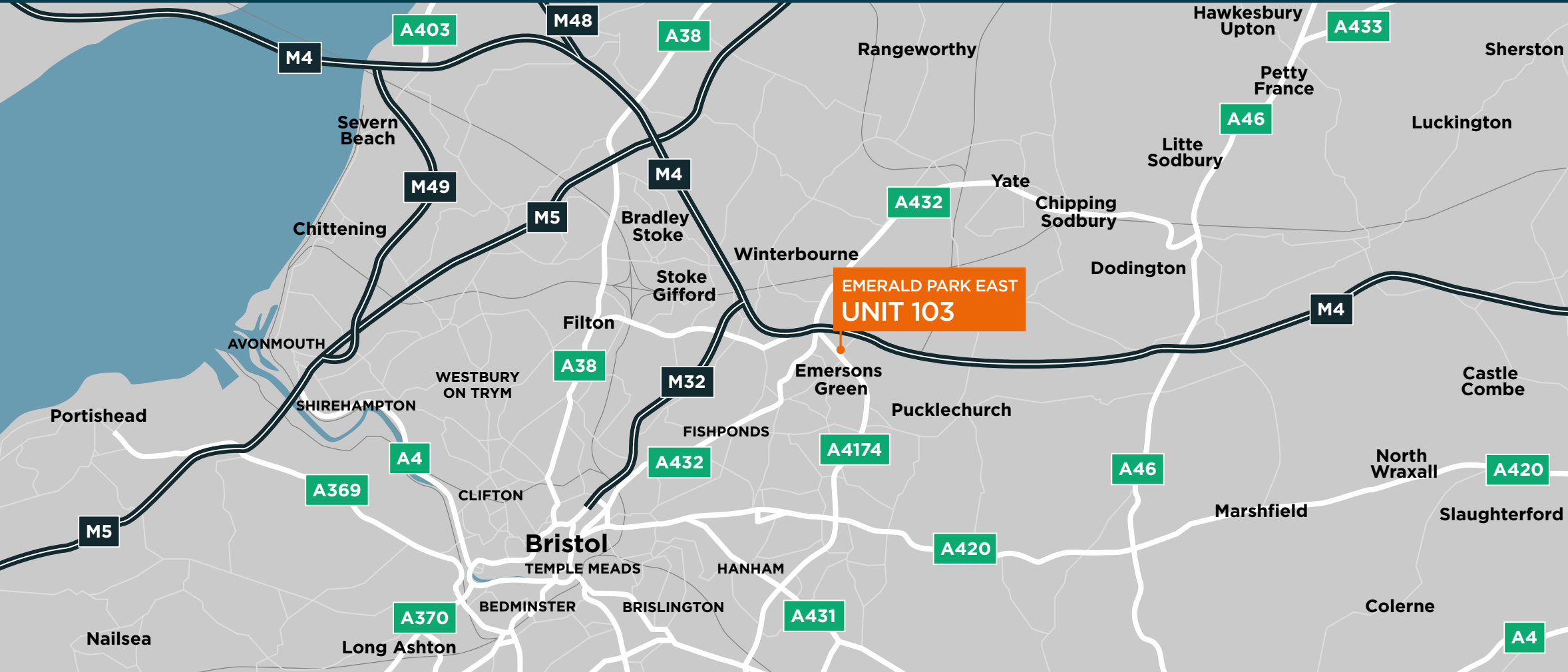
3
PHASE ELECTRIC
POWER

LED
LIGHTING
THROUGHOUT

EPC B

Schedule of Accommodation
(approx GIA)

	sq ft	sq m
UNIT 103		
Ground floor	5,319	494.2
First floor	1,194	110.9
Total	6,513	605.1



Emerald Park East is situated in a prime location with excellent access to the M32, M4, M5 and Bristol City centre.



PERFECTLY POSITIONED

LOCATION	Distance (miles)	Time (minutes)
A4174	0.5	2
J1 M32	3	6
J19 M4	3.6	7
Bristol Parkway	5	12

LOCATION	Distance (miles)	Time (minutes)
Bristol City Centre	7	15
M4/M5 interchange	6.5	10
M48	8.4	12
Prince of Wales bridge	12.3	16

what3words:
///ENCLOSING.PLAUSIBLE.DELIGHTED
BRISTOL BS16 7FF



UNIT 103 BENEFITS FROM A LARGE SKILLED LABOUR POOL ON ITS DOORSTEP:

551,000
WORKING AGE
POPULATION

451,000
QUALIFIED TO
RQF2 AND ABOVE

27,000
WORKING IN THE TRANSPORT
AND STORAGE INDUSTRY

Source: Nomis, South Gloucestershire and Bristol



PLANNING

The property has consent for E & B8 Use Classes with unrestricted 24 hour use.

VAT

All costs are subject to VAT where applicable.

LEGAL COSTS

Each party to bear their own legal and survey costs incurred in the transaction.

RENT

Upon application.

ANTI-MONEY LAUNDERING

All interested parties will be required to comply with Anti-Money Laundering regulations.

BUSINESS RATES

The property has a current rateable value of £61,000 (1st April 2023 to present).

For further information contact the letting agents:



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