

A DEVELOPMENT BY



# Stoneforge Works.

STONEFORGE WORKS, CHURCH TOWN, BACKWELL, BRISTOL BS48 3JF (FORMERLY COLES QUARRY)

New Industrial Estate Providing **15 New**  
Warehouses For Sale With Vacant Possession



FOR SALE

STONEFORGE WORKS, CHURCH TOWN, BACKWELL,  
BRISTOL BS48 3JF (FORMERLY COLES QUARRY)



## Key Features

- 15 BRAND NEW INDUSTRIAL UNITS
- MEZZANINE FLOORS
- AVAILABLE TO PURCHASE FREEHOLD
- OFFICE FIT OUTS AVAILABLE
- 1,323 - 6,545 sq.ft
- ELECTRIC ROLLER SHUTTER LOADING DOORS
- LOCATED IN BACKWELL APPROX. 7 MILES SOUTH WEST OF BRISTOL
- EV CHARGING POINTS AND CYCLE SHELTER
- EPC A
- 6M CLEAR INTERNAL HEIGHT



**Stoneforge**  
Works.



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## Location

The site is located in Backwell, a well-connected village on the outskirts of Bristol situated just off the A370 North Road, equidistant from Bristol City Centre (approx 8 miles) and M5 motorway (approx. 7 miles).

Nailsea & Backwell railway station is 1 mile north of the site and provides direct services to Bristol Temple Meads in under 30 mins, and London Paddington in under 2 hours.

There are direct bus services from the site to Bristol City Centre in approximately 45 minutes.

Bristol Airport is 4 miles south.



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# Description & Spec.

The development will provide 4 separate warehouse terraces, with 15 separate units fitted with a roller shutter door, separate pedestrian entrance, glazing, high quality cladding systems, allocated parking spaces plus access to EV charging. All units will have a first floor mezzanine floor space with capability to be fit out as office or additional storage space. All will have separately metered mains water and 3-phase electricity supply along with internet line access.

## Parking

Each unit is to have allocated car parking of between 3 - 8 spaces proportional to the size of unit – please contact the agents for detailed information. There is also a separate designated loading space for each unit.

## Accommodation

UNIT	GROUND		FIRST		TOTAL	
	SQFT	SQM	SQFT	SQM	SQFT	SQM
B1	1,130	104.98	574	53.33	1,704	158.31
B2	1,125	104.52	493	45.80	1,618	150.32
B3	1,118	103.87	493	45.80	1,610	149.57
B4	1,128	104.79	493	45.80	1,621	150.56
B5	1,130	104.98	466	43.29	1,596	148.27
C1	4,608	428.10	1,846	171.50	6,454	599.60
C2	1,496	138.98	724	67.26	2,220	206.24
C3	1,506	139.91	763	70.89	2,269	210.80
C4	1,104	102.56	739	69.66	2,250	209.03
D1	895	83.14	428	39.76	1,323	122.91
D2	892	82.87	457	42.46	1,349	125.33
D3	883	82.03	457	42.46	1,341	124.58
D4	895	83.15	428	39.76	1,323	122.91
E1	2,971	276.01	1462	135.82	4,433	411.84
E2	2,975	276.39	1462	135.82	4,437	412.21
<b>TOTAL</b>					<b>35,547.664</b>	<b>3302.49</b>



# Site **Plan.**

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## Planning.

The units have planning consent for B1, B2, B8 & E uses.

## Tenure.

The units are available to purchase freehold with vacant possession. Please contact agents for further information.

## Costs.

Interested parties will be responsible for their own legal and professional costs associated to any transaction.

## Rates.

The estate is not yet built or assessed for rates - occupiers are to be liable for rates payable but the sum is yet to be established.

## Service Charge.

Occupiers will be liable for a service charge contribution to the estate based on a fair and proportionate basis.

## Pricing.

A price list is available upon request – please get in touch for further information.

## Timescale.

Construction is due to commence in Q1 2026 to be ready for occupation by Q4.

## EPC

All units will be constructed and specified to achieve a EPC A on assessment.

## Deposit.

Occupiers are able to reserve units on payment of a reservation deposit.





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## Contact

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**Viewings** - All interested parties to arrange an inspection through sole agents, Savills.

## Disclaimer

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