

**TO LET**

**6,053 SQ FT (562.35 SQ M)**

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

**UNIT 6**

**ABBNEYWOOD BUSINESS PARK  
EMMA-CHRIS WAY | FULTON | BS34 7JU**



**UNDERGOING COMPREHENSIVE REFURBISHMENT  
AVAILABLE Q1 2026**

ABBEYWOOD BUSINESS PARK FILTON

# AN ESTABLISHED COMMERCIAL LOCATION

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



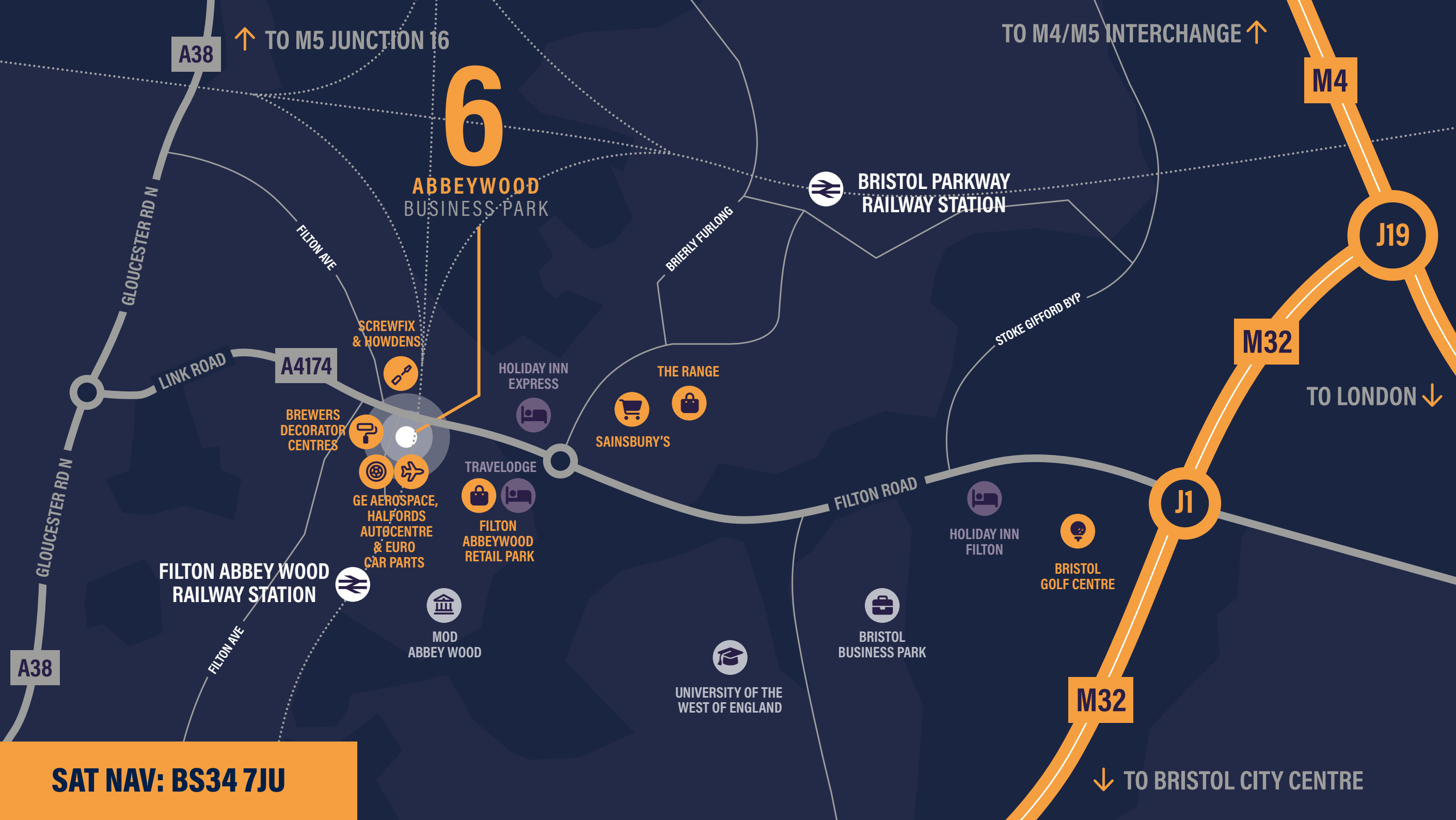
Abbeywood Business Park, Filton is an established commercial location, just 2 miles from the M32 providing good links to the M4 and M5 motorways and 6 miles from Bristol City Centre.



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





6

ABBEYWOOD  
BUSINESS PARK

BRISTOL PARKWAY  
RAILWAY STATION

LINK ROAD

A4174

BREWERS  
DECORATOR  
CENTRES

SCREWFIX  
& HOWDENS

GE AEROSPACE,  
HALFORDS  
AUTOCENTRE  
& EURO  
CAR PARTS

HOLIDAY INN  
EXPRESS

THE RANGE

SAINSBURY'S

TRAVELODGE

FILTON  
ABBNEYWOOD  
RETAIL PARK

FILTON ABBEY WOOD  
RAILWAY STATION

MOD  
ABBNEYWOOD

UNIVERSITY OF THE  
WEST OF ENGLAND

FILTON ROAD

HOLIDAY INN  
FILTON

BRISTOL  
GOLF CENTRE

BRISTOL  
BUSINESS PARK

M32

M32

J19

TO LONDON ↓

↓ TO BRISTOL CITY CENTRE

↑ TO M4/M5 INTERCHANGE

↑ TO M5 JUNCTION 16

SAT NAV: BS34 7JU

UNIT 6 ABBEYWOOD BUSINESS PARK

IDEAL FOR  
INDUSTRIAL,  
WAREHOUSE  
& TRADE  
COUNTER

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         |
| <b>Total</b>           | <b>6,053 sq ft</b> | <b>562.35 sq m</b> |

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



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



Typical Abbeywood Business Park Internal



## 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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