



The Printworks, Foundry Lane, Bristol BS5 7UZ

TO LET

New High Quality Trading Estate

1,500 - 21,500 Sq Ft
(139 - 1,997 Sq M)

The Printworks, Foundry Lane, Bristol BS5 7UZ

DESCRIPTION

Ranging between 1,500 and 18,000 sq ft, these self contained units form 'The Printworks' industrial estate - each one constructed within the footprint of an old factory building, first established in 1880 for paper manufacturing equipment. Each unit is offered with a mezzanine providing occupiers with an office, kitchen and toilet.

- ✓ High quality new development
- ✓ Internal clear height of c. 6.3m, max height c. 7m.
- ✓ Allocated occupier and visitor parking
- ✓ Close proximity to the M32 and Bristol City Centre
- ✓ Proposed on-site café
- ✓ 24/7 access and occupation

LOCATION

The property is located in an established industrial area just east of Fishponds Trading Estate, approximately 1.5 miles from Junction 2 of the M32 providing access to both Bristol City Centre and the M4.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 26B	3,411	317
Unit 27A	5,207	484
Unit 27B	3,200	297
Unit 28A	3,504	326
Unit 28B	6,987	649
Total	21,500	1,997

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

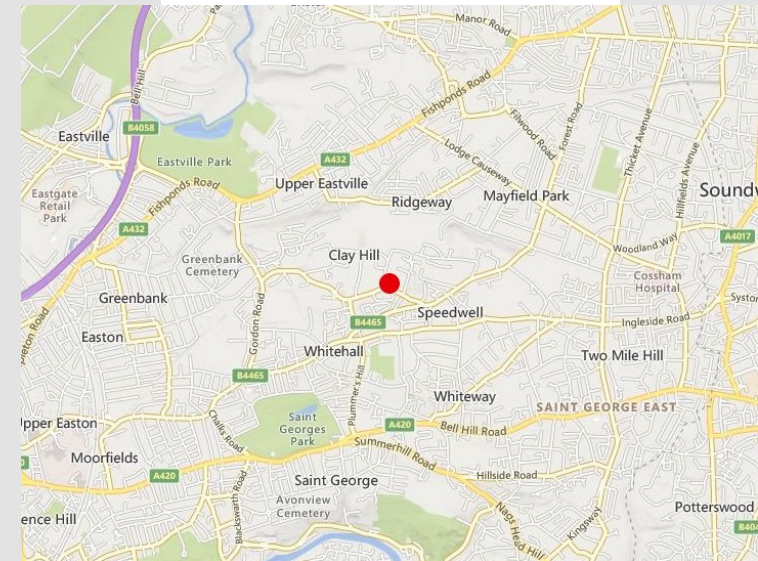
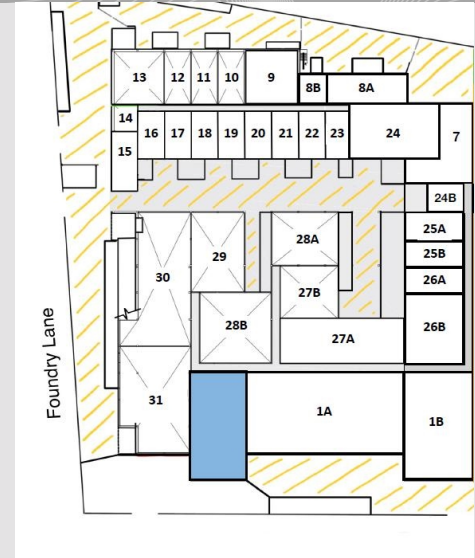
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

EPC EPC report is available upon request.



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Regulated by RICS 11-Apr-2025

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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