

EMERALD PARK EAST





3 MILES TO J1 M32

SET WITHIN AN ESTABLISHED LOGISTICS LOCATION

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

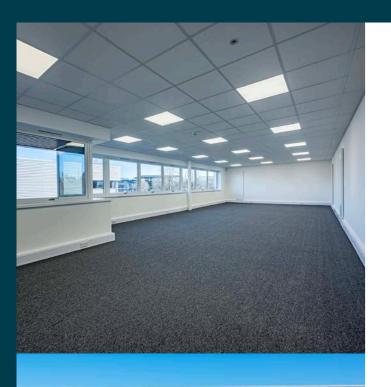
OVER 1.3M HOUSEHOLDS WITHIN A 30 MILE RADIUS

A PROVEN LOCATION

UNIT 103 EMERALD PARK EAST

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.







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



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.







3 PHASE ELECTRIC **POWER**



LED LIGHTING **THROUGHOUT**



EPC B



UNIT 103	sq ft	sq m
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	Time
	(miles)	(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**



551,000

WORKING AGE POPULATION

451,000 27,000 **QUALIFIED TO RQF2 AND ABOVE**

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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