

Industrial Unit for Sale

# Unit 5, Caxton Business Park

Crown Way, Tower Road North, Warmley, BS30 8XJ



Embassy House  
Queens Avenue  
Bristol  
BS8 1SB

**0117 910 2200**

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## LOCATION

Warmley is a well-established industrial and commercial hub situated approximately 6.5 miles east of Bristol City Centre.

The property is accessed from Crown Way, just off Tower Road North, which links directly to the A420. This arterial route provides access to the M32 motorway, and subsequently to the M4, with further connections to London, South Wales, and the wider national motorway network.

Neighbouring occupiers include Screwfix, Avent Interiors, and Barretttine Environmental Health.

FLOOR AREA	SQ FT	SQ M
Warehouse	1,456	135.25
Ground Floor		
Offices	1,502	139.51
1 <sup>st</sup> Floor Offices	2,267	210.64
<b>TOTAL GIA</b>		
<b>AREA</b>	<b>5,225</b>	<b>485.4</b>

## DESCRIPTION

The property comprises an early 2000s semi-detached industrial warehouse which has been built around a steel portal frame, the elevations are brick/block with steel panels. The roof is pitched with lined insulates sheet steel which incorporates approximately 10% roof lights. The warehouse is accessed via a single roller shutter door.

The property has been extensively fitted out at first and ground floor with the installation of medical room, waiting rooms and an extensive first floor conference/training room type accommodation.



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### Use

The property has planning consent for uses under B1, B2 and B8 of the Town and Country Planning Order 1987

### EPC

The property has an energy rating of C-65. This is valid until 1<sup>st</sup> September 2026.

### Tenure

The property is offered based on an unencumbered Freehold in its existing condition.

### Business Rates

The rateable value to Unit 5, Caxton Business Park is:

Rateable value - £42,500

Based on 1<sup>st</sup> April 2023 valuation

### Price

Upon Application

### Legal Costs

Each party to bear their own legal costs

### Viewings

Please contact sole agents, Savills

### CONTACTS

For further information please contact:

#### Robert Cleeves

rcleaves@savills.com  
07970 494 371

#### Jack Davies

jack.davies@savills.com  
07901 853 503

#### Niamh O'Donnell

niamh.odonnell@savills.com  
07977 567 297

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