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

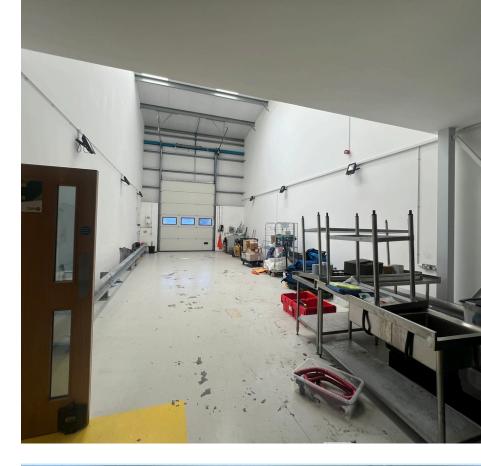
Warmley is a well-established industrial and commercial hub situated approximately 6.5 miles east of Bristol City Centre. The property is accessed from Crown Way, just off Tower Road North, which links directly to the A420. This arterial route provides access to the M32 motorway, and subsequently to the M4, with further connections to London, South Wales, and the wider national motorway network. Neighbouring occupiers include Screwfix, Avent Interiors, and Barrettine Environmental Health.

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

DESCRIPTION

The property comprises an early 2000s semi-detached industrial warehouse which has been build 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 1st 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 1st 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:

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