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DEVELOPMENT
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GlenmoreBusinessPark



34 SELF-CONTAINED Egiii/B2/B8 COMMERCIAL/INDUSTRIAL/WAREHOUSE UNITS
WITHIN AN ESTABLISHED COMMERCIAL AREA

Units from 990 sq ft upwards with allocated parking











LOCATION

Glenmore Business Park comprises a new development of 34 units in a landscaped setting within an established commercial area in Brislington, near Bristol. The development is located within a thriving business area, within easy reach of Bristol and Bath, thanks to its proximity to the A4. The site is also conveniently placed for access to the M4 and the wider UK motorway network.

DESCRIPTION

The new units will provide a mix of light industrial, warehouse or offices built with steel portal frames, low-level brick fascias and high-quality micro-rib cladding systems.

Each unit will have a first floor capable of being used as offices (subject to necessary consents) and unit sizes run from 990 sq ft up to 1,355 sq ft, with an option to combine to form larger units as necessary.

KEY FEATURES

- 6m internal eaves height
- 15 kN/m² ground floor loading capacity
- Electric roller shutter loading doors
- High quality trapezoidal cladding systems to roofs and walls
- 10% daylight roof panels
- First floor suitable for office fit-out (subject to necessary consents)
- Allocated parking spaces
- EV charging points and cycle shelter

ACCOMMODATION

BLOCK A	Floor Areas (sq ft GIA)		
Unit	Ground	First	Total
SOLD	682	341	1024
2	677	339	1015
3	677	339	1015
SOLD	677	339	1015
5	677	339	1015
6	677	339	1015
7	677	339	1015
8	677	339	1015
SOLD	677	339	1015
SOLD	858	440	1298

BLOCK B	Floor Areas (sq ft GIA)		
Unit	Ground	First	Total
LET	928	427	1355
12	668	332	1001
14	662	328	990
SOLD	777	396	1173
LET	777	396	1173
SOLD	784	395	1179
SOLD	784	395	1179
SOLD	777	396	1173
SOLD	777	396	1173
21	662	328	990
22	668	334	1002

BLOCK C	Floor Areas (sq ft GIA)		
Unit	Ground	First	Total
SOLD	841	430	1271
SOLD	748	375	1123
SOLD	755	379	1134

BLOCK D	Floor Areas (sq ft GIA)		
Unit	Ground	First	Total
LET	694	347	1041
LET	688	344	1033
UNDER OFFER	688	344	1033
29	688	344	1033
30	688	344	1033
31	688	344	1033
LET	688	344	1033
LET	688	344	1033
SOLD	688	344	1033
SOLD	694	347	1041



SERVICES

Mains water, 3-phase electricity and telecoms ducting will be provided.

TENURE

Units are available freehold or by way of a full repairing and insuring lease. Details available on application.

FURTHER INFORMATION

Please contact the agents for further details.

IMPORTANT NOTICE: Knight Frank & Savills and their clients give notice that: (i) they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Knight Frank & Savills have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.

Brochure printed September 2025 • Designed & produced by www.propertymarcom.co.uk

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