

To Let

North Bristol Industrial / Trade Warehouse with a Large Secured Yard.

Units 1 & 2 Abbeywood Trade Park, Unit 1-2, Emma Chris Way, Abbey Wood Business Park, Bristol, BS34 7JU



Summary

Rent	Rent on application
EPC	Upon enquiry

Key points

- Large, Secure Yard
- Prime Bristol Location
- Warehouse & Office Space
- 24/7 Access
- To be Refurbished

Description

The subject property comprises a steel portal frame unit, with warehouse space, ancillary office/welfare and a private secured yard. The warehouse space has a concrete floor, blockwork elevations, LED lighting and 4 surface level loading doors. Externally, the property benefits from a large, private, secured yard offering loading and parking space, with the site totalling 0.6 acres.

Location

The property is well located, adjacent to Filton Abbey Wood Station and Abbeywood retail park which provides a variety of food and retail options.

With its proximity to major roads, railways, and public transport links, this location provides easy accessibility and attracts a diverse range of commercial activities.

2.2 miles to the M32

4.0 miles to the M4/M5 interchange

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1 & 2	13,257	1,231.62	Available
Total	13,257	1,231.62	

Terms

The property is available by way of a new lease for a term of years to be agreed. Rent on application.

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