

FILTON RETAIL PARK, UNIT 3, FOX DEN ROAD, STOKE GIFFORD
BRISTOL BS34 8SP

TO LET 20,591 SQ FT



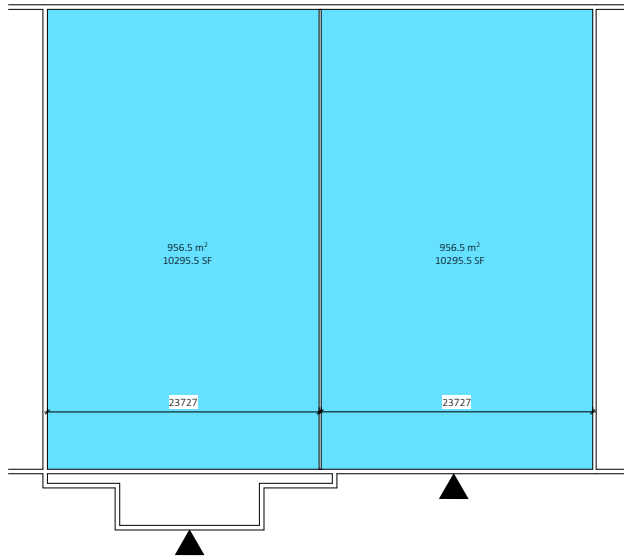
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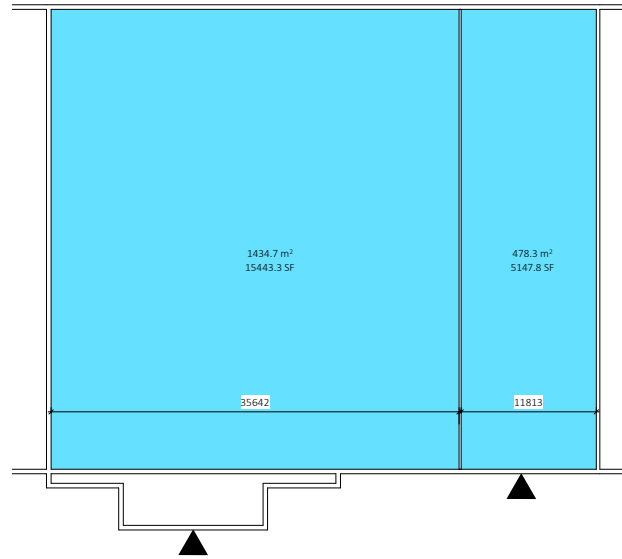
Outline for indicative purposes only.

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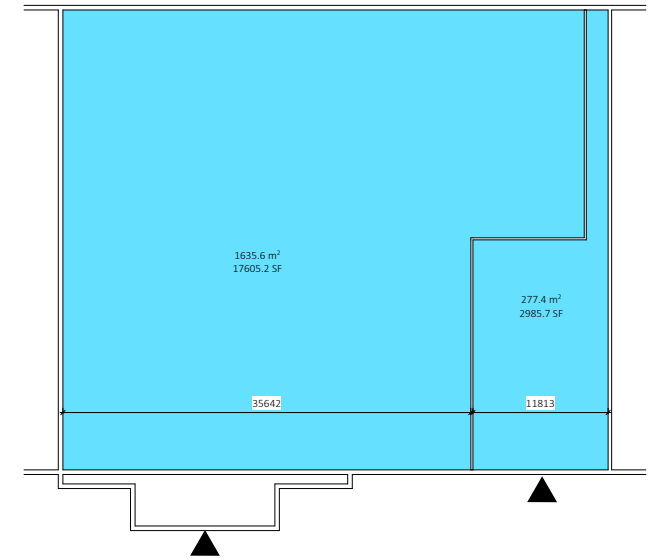
FLOORPLANS



Poundstretcher option 1
1:250



Poundstretcher option 2
1:250

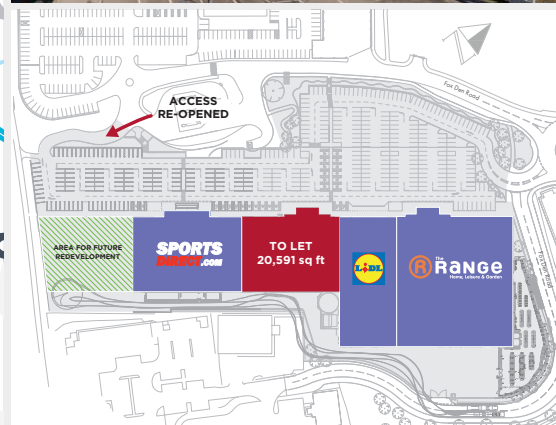
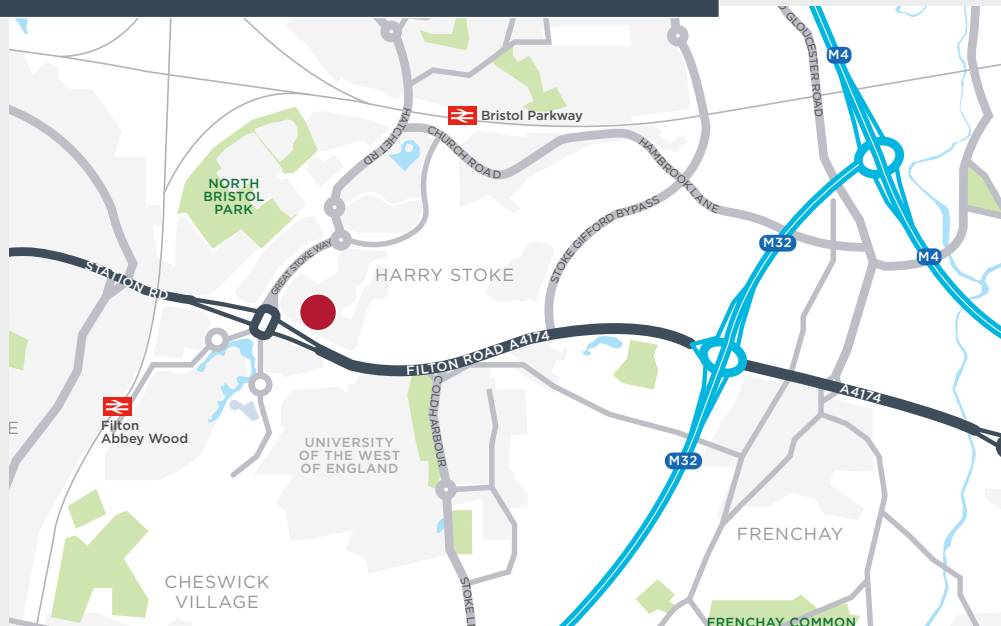


Poundstretcher option 3
1:250



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LOCATION

Bristol is the largest commercial centre in the South West region. It is located along the River Avon and located approximately 50 miles east of Cardiff and 120 miles west of London. It is well connected to London, South Wales, the Midlands and the South West of England via the M4 and M5 motorways. The M4 and the A4174 serve as a ring road to the north of Bristol, while the M32 motorway supplies a direct connection to the city centre.

SITUATION

Filton Retail Park is situated off the A4174/ Filton Road via Great Stoke Way and Fox Den Road roundabout. The site sits adjacent to a Sainsbury's supermarket as well as a proposed Aldi food store.

PLANNING

The park benefits from food and non-food planning permissions along with gym use all falling within Use Class E. Alternative uses will be considered subject to planning.

RETAIL PARK UNITS

UNIT	TENANT	AREA
A	The Range	48,208 sq ft
B	Lidl	24,585 sq ft
3	To Let	20,591 sq ft
4	Sports Direct	26,438 sq ft

TERMS

Further information available on request.

FURTHER INFORMATION

For further information, please contact either of the following:-



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March 2022.