

**FREEHOLD
FOR SALE
OR TO LET**



ANOTHER
GLENMORE
DEVELOPMENT
www.glenmore-group.co.uk

Glenmore **Business** Park

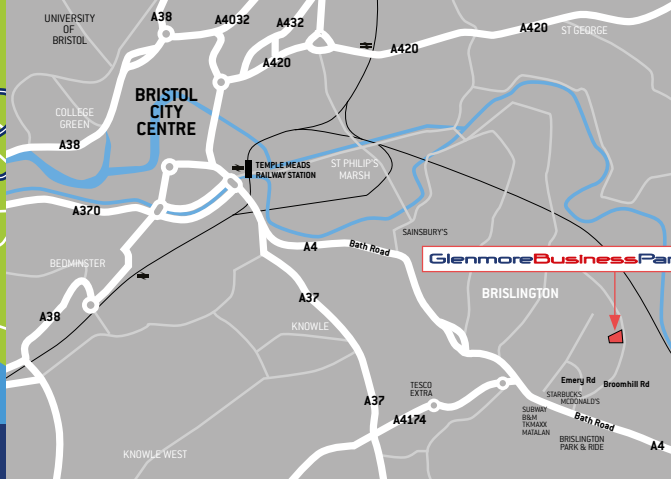
MIKE LANGLEY DRIVE, 198-202 BROOMHILL ROAD, BRISLINGTON, BRISTOL, BS4 5RG



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

Units from 990 sq ft upwards with allocated parking





BLOCK B		Floor Areas (sq ft GIA)		
Unit	Ground	First	Total	
11	928	427	1355	
12	668	332	1001	
14	662	328	990	
15	777	396	1173	
16	777	396	1173	
17	784	395	1179	
SOLD	784	395	1179	
SOLD	777	396	1173	
20	777	396	1173	
21	662	328	990	
22	668	334	1002	

BLOCK D		Floor Areas (sq ft GIA)		
Unit	Ground	First	Total	
LET	694	347	1041	
27	688	344	1033	
28	688	344	1033	
29	688	344	1033	
30	688	344	1033	
31	688	344	1033	
LET	688	344	1033	
LET	688	344	1033	
34	688	344	1033	
SOLD	694	347	1041	

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.

ACCOMMODATION

BLOCK A		Floor Areas (sq ft GIA)		
Unit	Ground	First	Total	
SOLD	682	341	1024	
2	677	339	1015	
3	677	339	1015	
4	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 C		Floor Areas (sq ft GIA)		
Unit	Ground	First	Total	
23	841	430	1271	
SOLD	748	375	1123	
25	755	379	1134	

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

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.



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Bristol Foods Ltd

Meat Machine



Arrowspeed Ltd
Warehousing & Distribution

APLEONA



Commercial Transfer

PLASTIVAN
PVC and WPC Building Products

Glenmore Business Park



VITCAS

Business Units



To Bath Rd
A4



Bonville Road

SWENKO
THE WORK PEOPLE

Whitmoor Ave

Capgrave Cres

Longwood

Raymill

Broomhill Road