



TO LET/MAY SALE

Brand New Warehouse/Industrial Units

1,230– 7,490 sq. ft.

Estune Industrial Park, Long Ashton, BS41 9FH



**BNP PARIBAS
REAL ESTATE**

- An estate comprising 7 new industrial/warehouse units available from January 2020.
- Available individually or can be combined.
- Located 1.5 miles from the City of Bristol
- Located 4 miles to the south of J19 of the M5.
- Perfect starter units
- Will consider alternative use



LOCATION

Estune Industrial Park is located on the edge of Long Ashton, 1.5 miles from the City of Bristol. Junction 19 of the M5 is located 4 miles to the north.

DESCRIPTION

Estune Industrial Park offers 7 industrial units of steel frame construction each with a full height sectional loading door. Internally, each unit comprises open plan warehouse space with 3.25m height to the haunch, internal offices, kitchen and toilets. The units also benefit from three phase electricity and allocated car parking.

The development is due to complete January 2020.

ACCOMMODATION

The units have been measured to GIA in accordance with the RICS standards:

	SQ. FT.	SQ. M.
Unit 1	1,230	114
Unit 2	1,230	114
Unit 3	2,515	233
Unit 4	2,515	233
Unit 5	5,970	554
Unit 6	1,925	178
Unit 7	1,925	178

PLANNING

The property has consent for B1/B2 and B8 uses. We recommend any interested parties make their own enquiries.

RATES

We are not yet aware of the rateable value, interested parties should make their own enquiries with the Council.

RENT

Rent upon application

TERMS

The unit is available to lease on a full repairing and insuring basis for a term of years yet to be agreed. Alternatively, the landlord may also consider freehold sale.

SERVICES

We are verbally informed that all mains services exist including mains 3 phase electricity. Any occupier should make their own enquiries.

VAT

All terms quoted are exclusive of VAT where appropriate.

LEGAL FEES

Each party are to be responsible for their own legal and professional fees.

EPC

Awaiting assessment

VIEWINGS AND FURTHER INFORMATION

For an appointment to view or for further information please contact the marketing agents:

Rupert Elphick

Tel: 07920 813 290

Email: rupert.elphick@realestate.bnpparibas

Josh Gunn

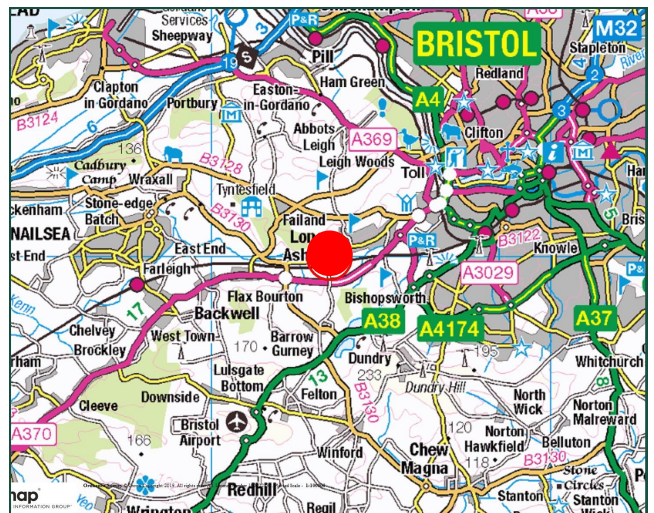
Tel: 07826 889 595

Email: josh.gunn@realestate.bnpparibas

Or the joint agent: CBRE

Details updated October 2019

SUBJECT TO CONTRACT



Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

NOTES
 1. Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.
 2. Any discrepancies are to be reported to the architect.
 3. This drawing is copyright.

PEAR TREE AVENUE

Proposed parking and hardstanding areas to be connected to the existing surface water drainage system upstream of the oil interceptor to ensure contaminated flows are treated before leaving site.

Proposed 254m³ below ground attenuation tank to be installed below parking bays.

Space capacity in the existing below ground attenuation system to be utilised for the proposed site.

Existing Hydroslide flow control to be removed and replaced with Hydrobrake restricting flows to 4.9 l/s.

EXISTING ESTUNE BUSINESS PARK UNIT A

EXISTING ESTUNE BUSINESS PARK UNIT B

EXISTING WAVIN DESIGNED AQUACELL IN LINE STORM WATER STORAGE SYSTEM

Proposed below ground attenuation

Parking Spaces

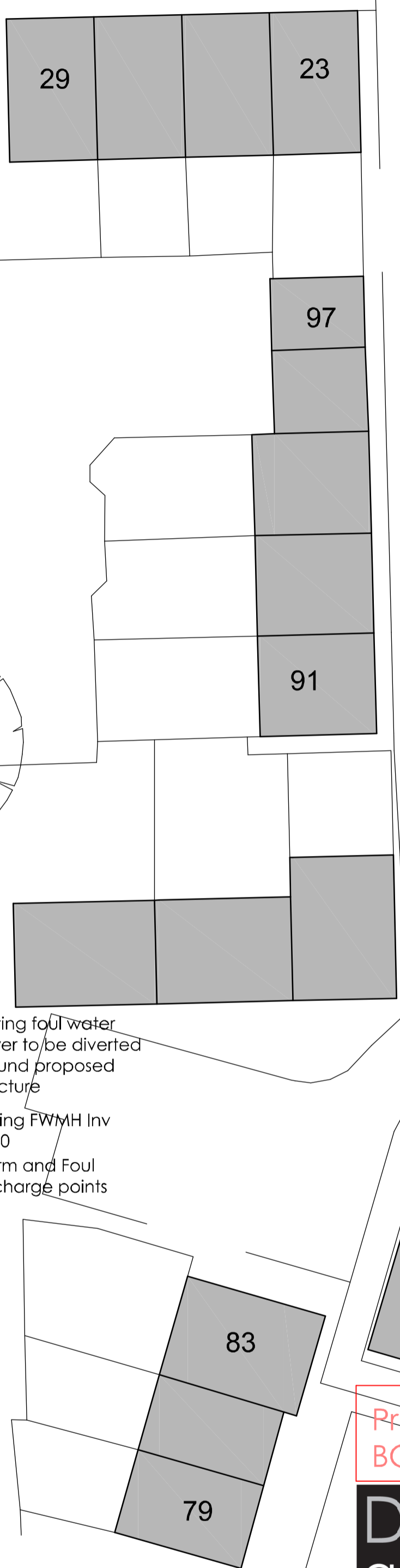
Unit 7
Unit 6

Unit 1 Unit 2 Unit 3 Unit 4

UNIT 5 5970sqft FFL 48.60

Existing foul water sewer to be diverted around proposed structure
 Existing FWMH Inv 46.10
 Storm and Foul discharge points

BLACKCURRANT DRIVE



NEW UNIT 5 5970sqft

Other Units With Approved Planning Permission 18/P/3863/FUL.

TO BE CONSIDERED UNDER SEPARATE BUILDING REGULATIONS APPLICATION

- LEGEND**
- Pavement / Pedestrian Access
 - Landscaping
 - 2m palisade fence
 - Access Road
 - Proposed Attenuation
 - Vehicular Access
 - Carpark spaces
 - Secure Yard
 - First Floor Area

SCHEDULE OF UNITS

No.	Storey	Area	Units
2	1	115m ² / 1230R2	1 & 2
2	1	180m ² / 1925R2	6 & 7
2	1	235m ² / 2515R2	3 & 4
1	1	558m ² / 5970R2	5
7no. Total		1,618m ² = 17,310sqft	

PARKING

Total Motorcycle Spaces - TBC. (1no. per unit)
 Total Car Parking Spaces - 32no. (including 2no. disabled spaces)
 Total Bicycle Spaces - TBC. (1no. per unit)

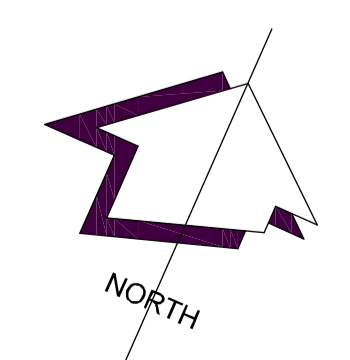
Site Plan 1:250

IMPORTANT

ALL DELLA VALLE ARCHITECTS DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL AND DRAINAGE ENGINEERS DESIGNS AND DETAILS.

IMPORTANT

ALL EXTERNAL SURFACES AND ALLOCATED DISABLED PARKING TO BE COMPLETED PRIOR TO OCCUPATION AND OR COMPLETION OF THE BUILD



Preliminary subject to BCO comments

Della Valle architects

Lake View • Charlton Estate • Shepton Mallet • BA1 5QE
 T 01749 330672 • E mail@dellavallearchitects.co.uk
 Chartered Architect • Designer • Project Manager

Client • Flower & Hayes Ltd
 Job • Proposed Employment Units on Land at Long Ashton, Bristol
 Title • Proposed Site Plan
 Scale • 1:250 @A1
 Date • May 2019
 Drawn • RSR
 Drg No • F1452 / 250b

Rev a: general amendments following BCO comments - 07/06/2019
 b: general amendments following BCO comments - 31/07/2019

Proposed 2m high palisade security fence inc. landscaping to border

Proposed roof areas to be connected downstream of existing oil interceptor to prevent overloading with low contamination risk flows

Relevant Boundary 50% protection as 12m from boundary

dimension taken to centre of railway 37699

dimension taken to centre of railway 40801

RAILWAY LINE OVER 25M AWAY FROM PROPOSED UNIT. NOT CONSIDERED TO BE RELEVANT BOUNDARY IN ACCORDANCE WITH PART B.