

THE NEXT PHASE

EMERSONS GREEN BRISTOL



Coming soon. Phase Two of the acclaimed Harlequin Office Park.

Situated in a highly prominent position on the A4174 adjacent to the M4 motorway, Harlequin Office Park is strategically placed providing excellent access to the motorway and rail network.

The park is approximately 2 miles from J1 of the M32 and 5 miles from the M4/M5 interchange. There is also easy access to Bristol Parkway railway station and MOD Abbeywood.

Harlequin Office Park is now an established office location with occupiers on the park including MITIE Group and Avon & Somerset Constabulary.

Other key occupiers in Emersons Green include Assystem, HFT and South Gloucestershire Primary Care Trust.

In addition, there is a nearby district centre offering a range of shops, supermarket and a bank. There are a number of hotels and restaurants in the vicinity.

The nearby Bristol & Bath Science Park provides meeting room and conference space and onsite cafe.



LONDON

M4 MOTORWAY

M5/M32

harlequin
Office Park

4174 AVON RING ROAD

M32
2 MILES

Harlequin Office Park occupies a high profile location and is the gateway to Emersons Green.



Phase Two H4 19,668 sq ft (1,827 sq m)



Grade A specification including:

- Fully zoned air conditioning
 - Full access raised floors
 - 1.5m planning grid
 - Suspended ceiling with LED zoned lighting controls with both occupancy and daylight sensing
 - 2.7m or 2.8m floor to ceiling height
 - Lift
 - Disabled, male and female WCs on each floor
 - Shower facilities
 - DDA compliant
 - Covered cycle parking
 - Targeting Energy Performance Assessment rating 'B'
 - Excellent on site car parking
- A full developers specification is available on request.

Phase Two of Harlequin Office Park will comprise one self contained office building up to 19,668 sq ft (1,827 sq m) net approx.

Phase Two

H4 19,668 sq ft (1,827 sq m)



Phase Two comprises of one building offering space of circa 10,000 sq ft (929 sq m) net approx on a single floor and also benefits from a detailed planning consent.

Available on a freehold or leasehold basis.





bob&anne powell

On the doorstep. An extensive range of amenities in close proximity.

There are a number of pubs and restaurants within walking distance. Emersons Green Village and Retail Centre is a short drive and offers a range of shops including Sainsbury's, Lidl, Argos Extra, Brantano, plus a local library, Leapfrog Nursery, and a Premier Inn hotel.

There are a number of schools and the University of West England close by. The Bristol & Bath Science provides meeting and conference facilities with the benefit of an onsite cafe which is open to the general public.

A planning application is currently being considered by South Gloucestershire Council for a Travelodge Hotel, Costa Coffee Drive-Thru and Chef and Brewer Pub and Restaurant. This application will ensure that occupiers will benefit from on-site amenities while being part of a wider Office Park.





Bromsgrove-based Hinton Group is a privately owned company specialising in land acquisition, development, architectural design and construction, principally for the retail and leisure sectors. Delivering innovative development solutions for over two decades, Hinton Group have developed over 1.5 million sq ft of commercial, retail, leisure and office space.

With a portfolio that stretches throughout the UK, Hinton Group's experience ranges from multi million pound urban regeneration projects to local neighborhood centers, whilst managing complex programmes within clearly defined parameters of time, cost and quality.

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Sat Nav reference BS16 7FH



Bristol City Centre 8 miles
 Bath 15 miles
 Birmingham 90 miles
 Cardiff 42 miles
 London 117 miles



Bristol Parkway Bristol 6 miles
 Temple Meads 9 miles



Bristol Airport 16 miles
 Birmingham Airport 93 miles
 Cardiff Airport 52 miles
 Heathrow Airport 101 miles

Source: AA Autoroute & Trainline.com



www.hintongroup.co.uk



Richard Kidd
 richard.kidd@cbre.com
 07827 230 295



James Preece
 James.Preece@colliers.com
 07917 392 867