



Bristol

- > 11 new trade/warehouse/ industrial units
- > 5,382 to 34,008 sq ft
- > Available now

To let
Only 5
units left



Chancerygate 

www.vertexbp.co.uk

vertex BUSINESS PARK

Located 4 miles to the South East of Junction 19 of the M4 motorway

7 miles from the M4/M5 motorway interchange and 8.5 miles from Bristol City Centre

Situated at Emersons Green, Bristol's flagship out of town business destination

High quality business units within a business park environment with tree lined boulevards and generous landscaped areas

Green Credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 6% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives will include:

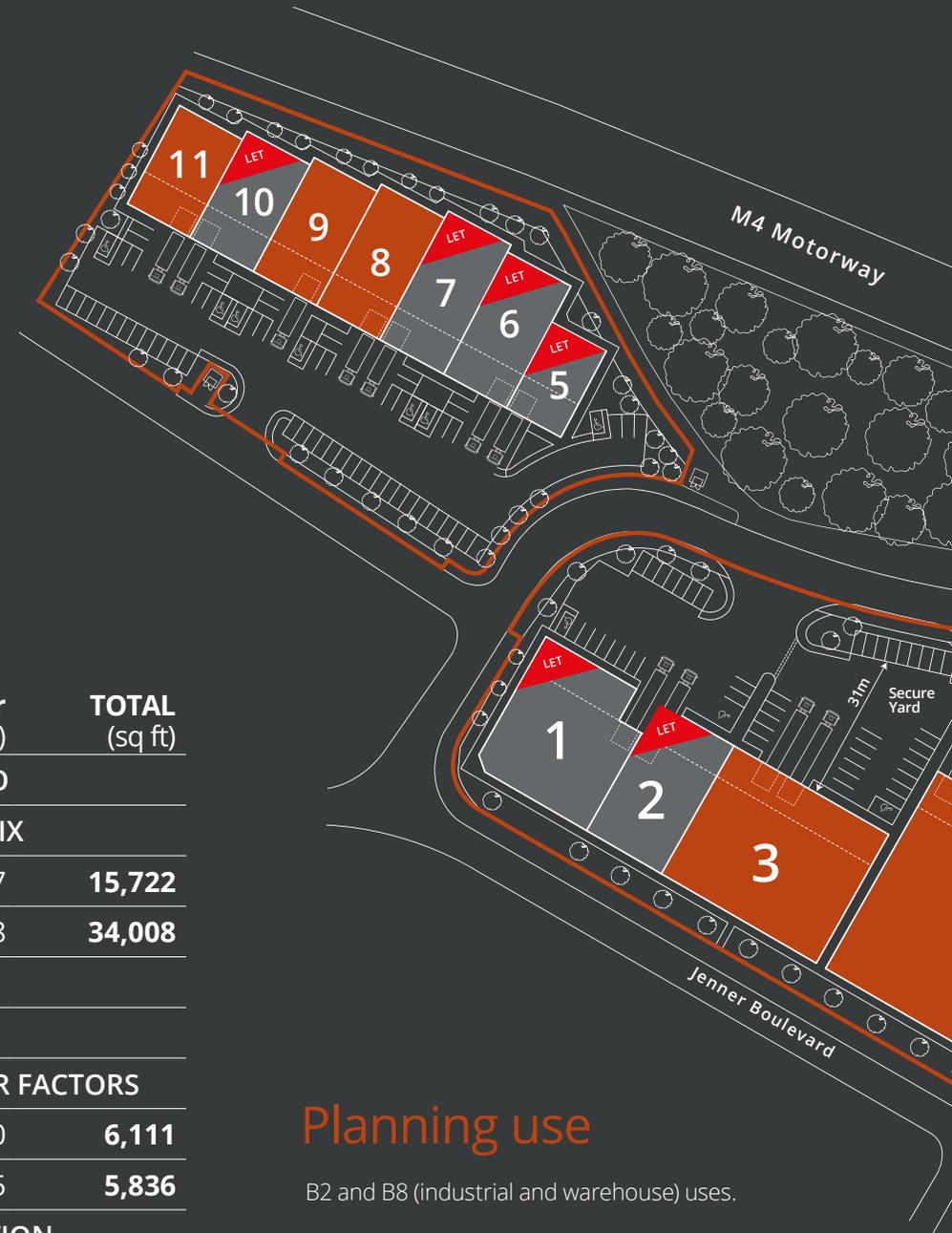
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Photovoltaic panels (unit 4)



Accommodation

Unit	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL (sq ft)
1	LET TO HUBOO		
2	LET TO SCREWFIX		
3	12,465	3,307	15,722
4	28,680	5,328	34,008
5	LET TO HALO		
6	LET TO HALO		
7	LET TO SPARTAN MOTOR FACTORS		
8	4,791	1,320	6,111
9	4,511	1,325	5,836
10	LET TO TOOLSTATION		
11	4,017	1,365	5,382

All areas are measured on a GEA sq ft basis.



Planning use

B2 and B8 (industrial and warehouse) uses.

Terms

The units are available to let.

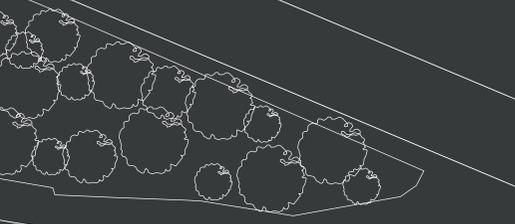


dpd

M4

LYDE GREEN

ALD Automotive



4

Units 1-4

15,722 up to 34,008 sq ft

General Specification

Flexible trade/warehouse/industrial units with fully fitted first floor offices available immediately for occupiers to undertake their own fit out to suit their specific occupational needs.

First floor offices:



Fitted offices and reception



Comfort cooling/heating



Raised floor unit 4



Passenger lift



WCs



Kitchenette

Warehouse/industrial:



8.4m clear internal height



Electric loading doors



37.5kN - 50kN sq m floor loading



Secure gated yards units 3 & 4



31m - 33m yard depths



Shower Facilities



Unit 4

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Units 5-11

5,382 up to 11,947 sq ft (units 8-9 combined)

General Specification

Flexible trade/warehouse/industrial units with fully fitted first floor offices available immediately for occupiers to undertake their own fit out to suit their specific occupational needs.

First floor offices:



Fitted offices



Reception area



Comfort cooling/
heating



WCs



Shower
Facilities

Warehouse/industrial:



7.7 - 8.5m clear
internal height



Electric
loading doors



37.5kN sq m
floor loading



Ability to
combine units



20m yard
depths



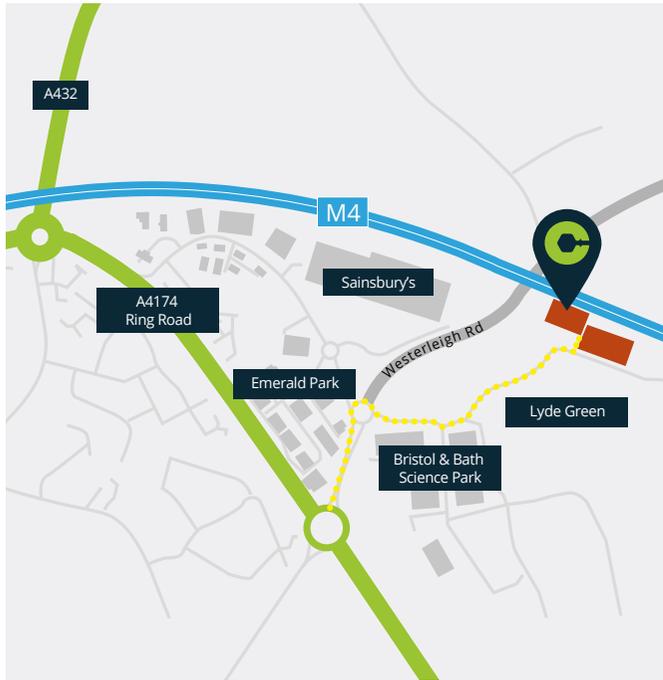
Landscaped
environment



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Travel Distances

Road

M32/M4 J19	4 miles
M4/M5 Interchange J20	7 miles
M4 J18	7.5 miles
Bristol City Centre	8.5 miles
Bath City Centre	13 miles

Rail:

Bristol Parkway	3.5 miles
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Airport:

Bristol International	19 miles
Heathrow	99 miles

Port:

Avonmouth and Portbury Docks	14.5 mile
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Lyde Green, Emersons Green, Bristol, BS16 7LB



More information available through the joint marketing agents:

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. June 2019.