

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

Springwater Park Trading Estate Crews Hole Road, St George,
Bristol, BS5 8AN



£195,000

www.daviesandway.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



Springwater Park Trading Estate Crews Hole Road, St George, Bristol, BS5 8AN

Welcome to this fantastic commercial property located on Crews Hole Road in St George, Bristol. This single-storey industrial unit/warehouse boasts a spacious 1,239 sq ft of space, perfect for various business ventures.

The steel portal frame construction ensures durability, while the faced brickwork and insulated cladding add a touch of charm to the exterior.

Conveniently situated within Springfield Business Park in St Annes, just 2 miles east of Bristol City Centre, this property offers a prime location for your business activities. With parking available for 2 vehicles, commuting is made easy for both employees and clients alike.

Furthermore, easy access to the nearby A420, leading to Junction 3 of the M32, ensures excellent connectivity to major road networks, facilitating the transportation of goods and services.

Don't miss out on this opportunity to establish or expand your business in this thriving area of Bristol. Book a viewing today and unlock the potential this property holds for your commercial aspirations.

