

**Mileway**

# Unit 3 Orpen Park Bristol

Available to Let  
Warehouse  
7,774 sq ft ( 722 sq m )

Well located industrial area

Adjacent to the M4/M5 interchange

Eaves of 7.1m to underside of roof

2 storey office accommodation

# Unit 3 Orpen Park

Units 3 Orpen Park, Ash Ridge Road Bristol BS32 4QD



## Description

Unit 3 Orpen Park is a mid terraced light industrial/warehouse unit of steel portal frame construction with profile metal sheet cladding and a pitched profile sheet roof.

The property comprises an open plan warehouse (with a minimum eaves to underside of roof of 7m) with office accommodation over ground and first floor. There is a single recessed up and over loading door that opens up onto a shared yard with ample parking.

## Location

Orpen Park forms part of a well-established/mixed use commercial area and is located in North Bristol, adjacent to the M4 and M5 motorway interchange. Motorway access is gained at Junction 16 of the M5, approximately 1 mile West via the A38. The A38 links Orpen Park to the City Centre, approximately 7.5 miles to the South

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

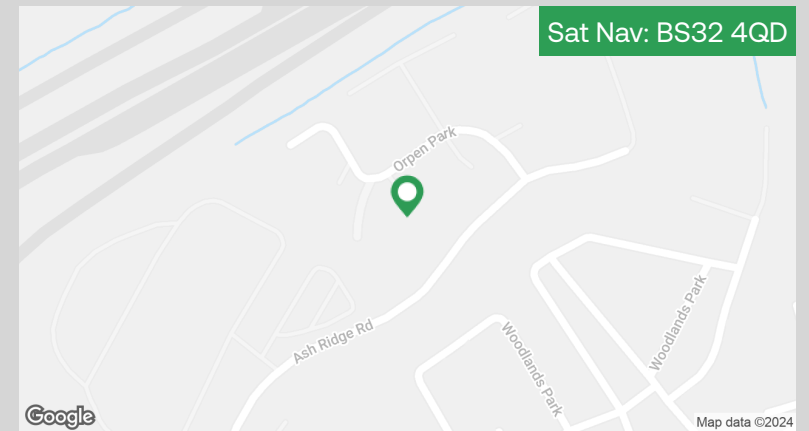
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 3	Warehouse	7,774	722	Immediately
Total		7,774	722	

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