



The Printworks, Foundry Lane, Bristol BS5 7UZ

**TO LET
FOR SALE**

New High Quality Trading Estate

**1,500 - 12,000 Sq Ft
(139 - 1,115 Sq M)**



LOCATION

The property is located in an established industrial area just east of Fishponds Trading Estate, approximately 1.5 miles from Junction 2 of the M32 providing access to both Bristol City Centre and the M4.

DESCRIPTION

Offered on standard lease terms or for leasehold sale, we are delighted to bring these 31 newly built commercial units to market.

Ranging between 1,500 and 12,000 sq ft, these self contained units form 'The Printworks' industrial estate - each one constructed within the footprint of an old factory building, first established in 1880 for paper manufacturing equipment. Each unit is offered with a mezzanine providing occupiers with an office, kitchen and toilet.

- ✔ High quality new development
- ✔ Internal height of c.8m on units sub 9,000 sq ft
- ✔ Internal height of c.17m on units 9,000 sq ft and above
- ✔ Close proximity to the M32 and Bristol City Centre
- ✔ Proposed on-site café
- ✔ 24/7 access and occupation

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	1,500-12,000	139-1,115

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

EPC EPC report is available upon request.



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Regulated by RICS 24-Aug-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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