

Unit 4, Hemmingway Centre

WAREHOUSE / INDUSTRIAL / TRADE COUNTER

3,015 sq ft (280.1 sq m)

Brunel Way
Thornbury
South Gloucestershire
BS35 3UR

- Mid terrace warehouse / industrial / trade counter unit.
- Warehouse incorporating integral ground floor lobby / office, kitchenette and WC's.
- 5.6m eaves height, rising to 6m at the apex.
- Full height electric ground level loading door, measuring 4.6m in height and 4.3m in width.
- 5 demised car parking spaces.
- Situated on a well-established Industrial estate within Thornbury.
- The A38 links Junction 16 with Junction 14 of the M5 Motorway and Bristol.



CONTACT US

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CBRE OFFICES
Floors 13 & 14 Clifton Heights
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Unit 4, Hemmingway Centre

PROPERTY OVERVIEW

DESCRIPTION

- Mid terrace warehouse / industrial / trade counter unit.
- Concrete frame construction with brick and steel profile sheet cladding.
- Steel profile roof coverings with 10% translucent roof panels.
- Warehouse incorporating integral ground floor lobby / office, kitchenette and WC's.
- Modern racking & mezzanine system currently in-situ, available with or without.
- 5.6m eaves height, rising to 6m at the apex.
- Full height electric ground level loading door, measuring 4.6m in height and 4.3m in width.
- 5 demised car parking spaces.

SERVICES

We understand that mains services are provided to the property and include water, drainage, gas and three phase electricity.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

UNIT 4	SQ M	SQ FT
Warehouse	252.0	2,713
Office and Ancillary	28.1	302
Mezzanine	81.7	879
Total (Excluding Mezzanine)	280.1	3,015
Total (Including Mezzanine)	361.7	3,894

ENERGY PERFORMANCE

The property has been given an Energy Performance Certificate (EPC) of E (115).

A full EPC is available upon request.

Industrial | For Lease

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PROPERTY OVERVIEW



TYPICAL CLEARED UNIT

Unit 4, Hemmingway Centre

FURTHER INFORMATION

PLANNING

The property is currently used for B8 Storage and Distribution purposes. We anticipate the unit would also be suitable for Class B1 Offices (Now Class E (g)), B2 Industrial Processes uses.

Interested parties are advised to make their own enquiries with the Local Planning Authority in respect of the current permitted use and their proposed use.

RATEABLE VALUE

The property is listed on the Valuation List 2023 as Warehouse and Premises, with a Rateable Value of £23,750.

Prospective occupiers are advised to make their own enquiries of the Local Rating Authority to establish the position in respect of any upcoming changes to this and any associated Transitional Relief benefits.

ESTATE SERVICE CHARGE

An Estate Service Charge and Building Insurance may be payable, towards the management and maintenance of common parts.

TENURE

The property is held by way of an existing Full Repairing and Insuring (FRI) Lease, expiring on 26th October 2026.

The property is available by way of an assignment, or a new FRI sublease excluded from the Landlord & Tenant Act 1954, subject to status.

RENT

Available upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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LOCATION BS35 3UR

SITUATION

- Located within a modern, well-established industrial estate.
- Situated on a well-established Industrial estate within Thornbury.
- Brunel Way connects to Midland Way via Cooper Road, Midland Way then in turn connects to the A38.
- The A38 links Junction 16 with Junction 14 of the M5 motorway and Bristol.

TRAVEL DISTANCES

- Thornbury town centre - 0.6 miles (1.0 km)
- Junction 14 of the M5 motorway - 5.2 miles (8.3 km)
- Junction 16 of the M5 motorway - 5.0 miles (8.1 km)
- Bristol City Centre - 11.1 miles (17.8 km)
- Avonmouth - 14.4 miles (23.1 km)
- Gloucester - 28.3 miles (45.6 km)

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ALEX QUICKE

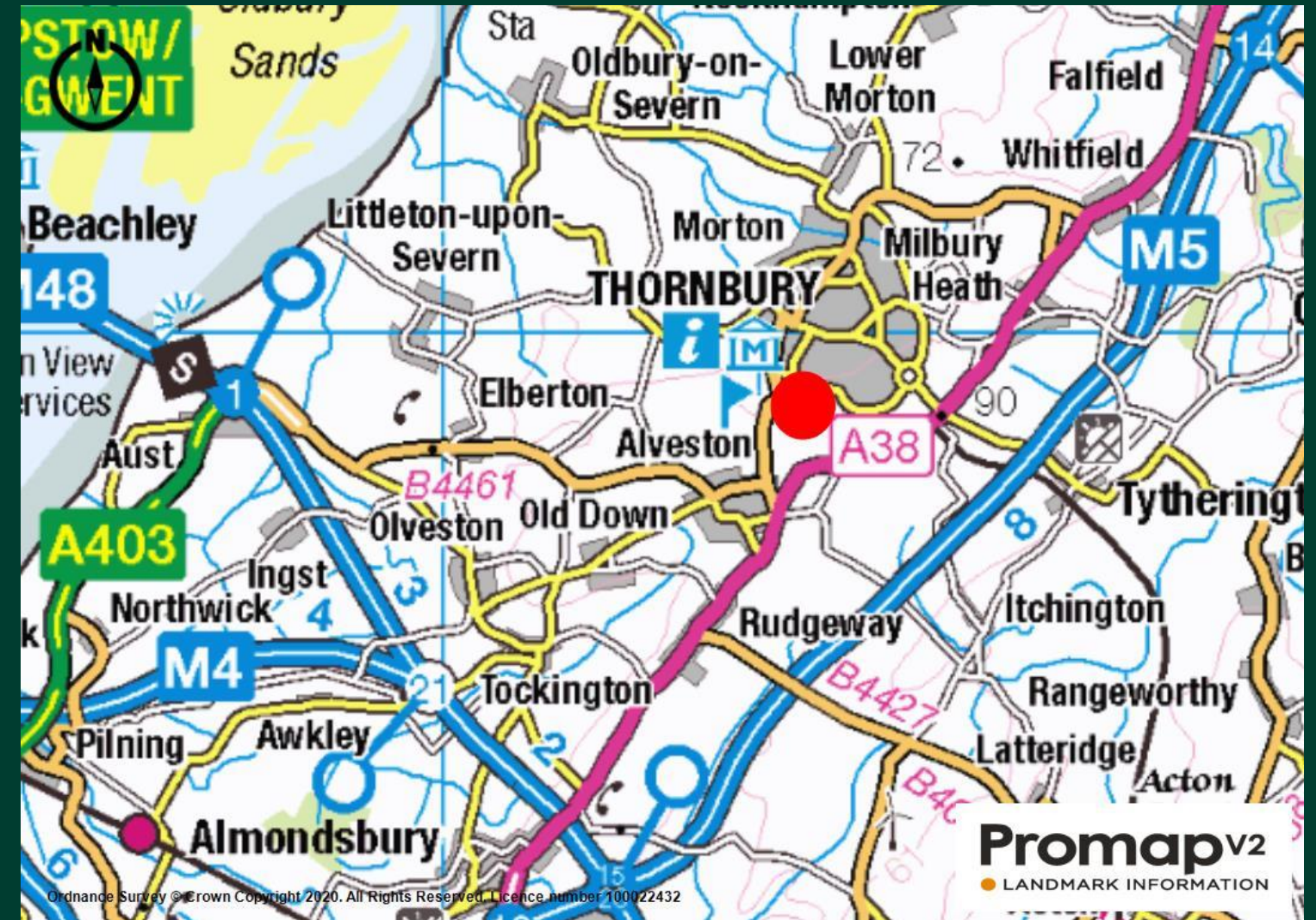
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