



## The Coachworks Kingsfield Lane

Longwell Green, Bristol, BS30 6DL

£8,292 Per Calendar Month



Class E Offices/Industrial/Warehouse/Distribution

Location: Adjacent to A4174 Avon Ring Road with access from Aldermoor Way and Marsham Way. Junction 1 of the M32 connection to the M4 approx. 7 miles to the North and 1/2 mile South to the A4 Bristol to Bath.

Description: Steel framed with brick and profiled insulated cladded elevations under a pitched roof.

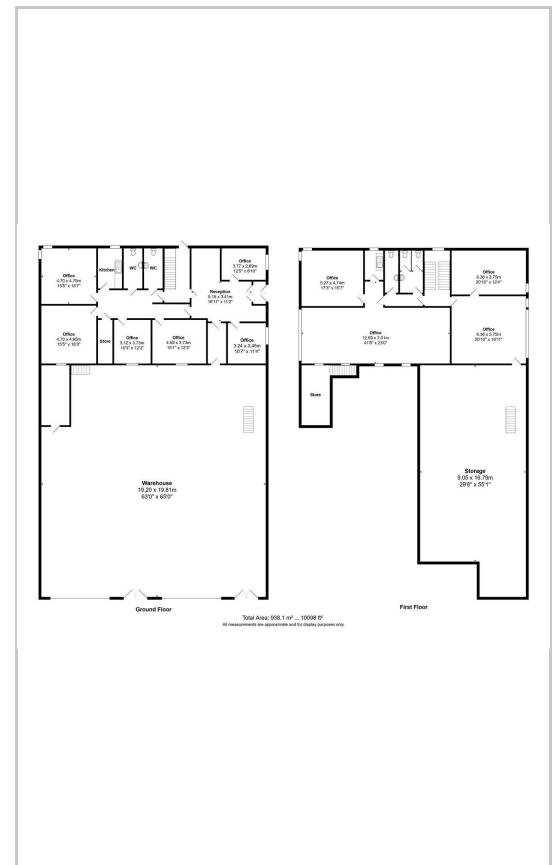
Accommodation: Warehouse and storage 4,095 sq ft with mezzanine floor over part 1635 sq ft office space arranged over two floors 3,894 sq ft.  
The warehouse is accessed via 2 x roller shutter doors.  
Car parking for 6.



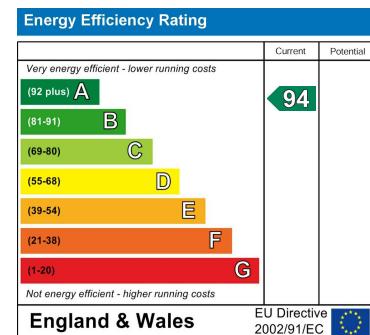
## Area Map



## Floor Plans



## Energy Efficiency Graph



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