

EUROPA HOUSE

An aerial photograph of an industrial estate. The main focus is a large, long, single-story warehouse with a grey corrugated metal roof and a light-colored brick facade. The building has several large loading docks along its side. To the right of the main building is a paved parking area with several cars parked. In the background, there are other industrial buildings of varying sizes, some with white roofs, and a large parking lot filled with white delivery vans. The estate is surrounded by green fields and trees. The sky is clear and blue.

OFFERS ARE INVITED FOR THE FREEHOLD INTEREST

**40,554 SQ FT (3,767 SQ M) WAREHOUSE / DISTRIBUTION UNIT
PLUS 45,867 SQ FT (4,261 SQ M) OFFICE BUILDING
TOTALLING 86,421 SQ FT (8,028 SQ M)**

SITE AREA 1.45 HECTARES (3.6 ACRES) APPROX

Midland Way, Thornbury, South Gloucestershire BS35 2JX

EUROPA HOUSE

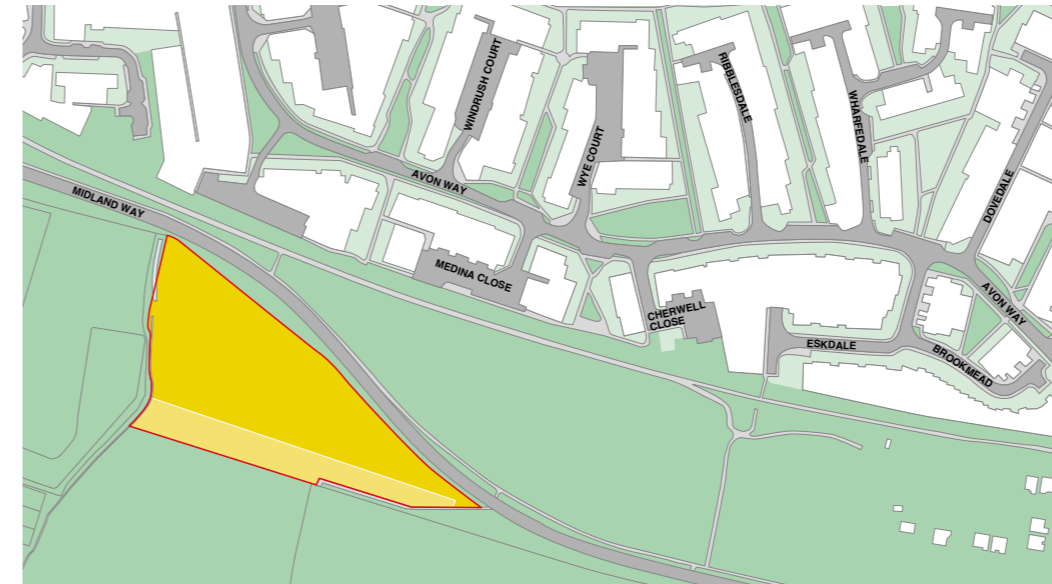
Europa House is a modern industrial / warehouse and office building situated in South Gloucestershire.

The property is located on Midland Way, Thornbury, South Gloucestershire, providing headquarter offices and call centre along with a warehouse, in a mixed commercial and residential area, being within the main commercial area of Thornbury and close to Thornbury Industrial Estate.

The property itself comprises a detached two story office building (originally being a warehouse) and single storey warehouse of steel frame construction with brick and concrete block elevations, under a pitched roof with corrugated metal sheets. The front elevation incorporates two roller shutter doors approximately 4.0m wide by 5.0m high.

The offices are to a high standard with open plan space with private offices, training and meeting rooms on each floor. Staff facilities are provided including a large staff room/café.

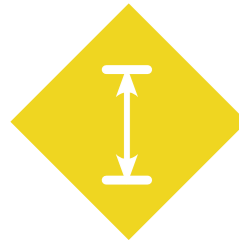
The warehouse building has an eaves height of 4.28 m.



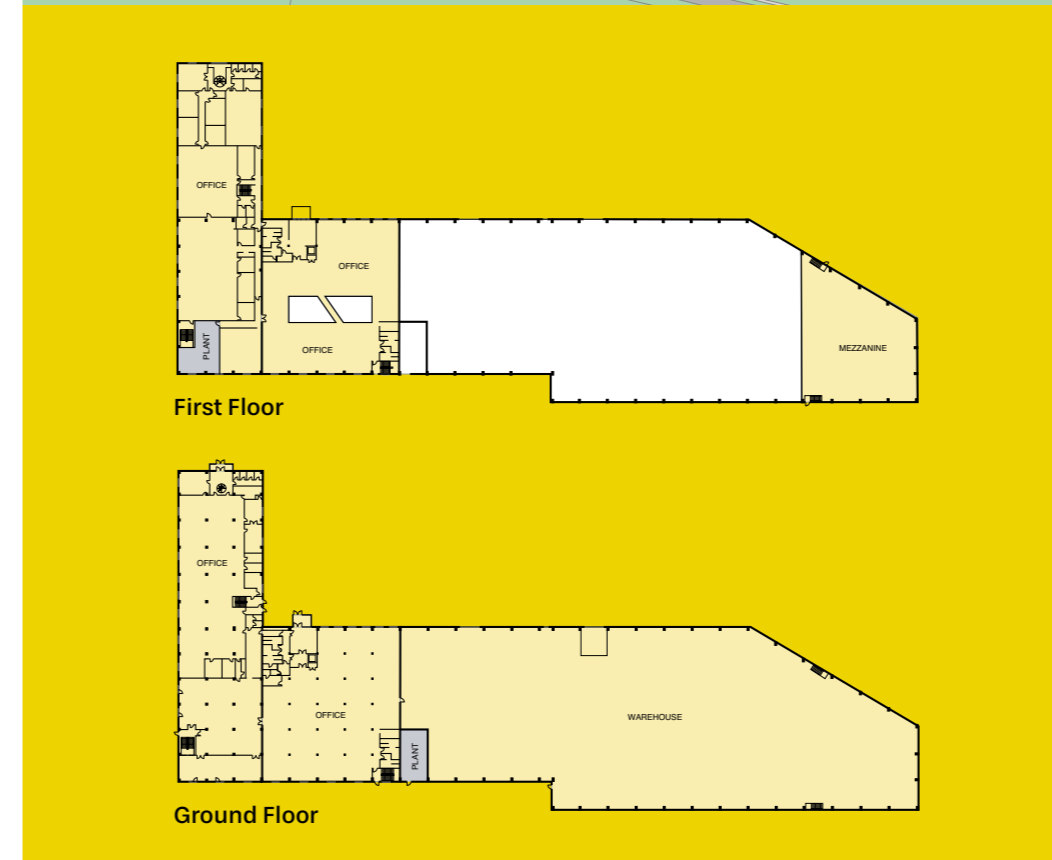
Description	Area (Sq M)	Area (Sq Ft)
Offices	4,261.00	45,867
Warehouse	3,767.49	40,554
Total GIA	8,028.49	86,421
Site Area (approx)	1.45 ha	3.6 acres



2 VEHICLE LOADING DOORS



EAVES HEIGHT OF 4.3M





The building benefits from excellent transport links, with Junction 15 of the M5 and Junction 20 of the M4 a 10 minute drive to the South.

The A38 links Thornbury with Bristol city centre, 15 miles to the South. The M4/M5 interchange and provides direct routes to South Wales, the Midlands, London and the wider South West region. Bristol Parkway mainline station is 6 miles away and will be served by the new Cribbs Patchway Metrobus extension.

Bristol Parkway	8.5 miles
Cribbs Causeway	9 miles
J.14 M5 (North)	4 miles
J.15 M5 (South)	4 miles
J.16 M5 (South)	5 miles
Bristol City Centre	15 miles
Gloucester	25 miles
Cardiff	36 miles
Exeter	84 miles
London	121 miles

*Source Google



EPC C 53

TERMS

The property is available freehold.

BUSINESS RATES

From enquires with the Valuation Office Agency, the property has a Rateable Value of £365,000.

FURTHER INFORMATION

For further information please contact sole agents:

Julian Bladen MRICS

jb@bladenproperty.co.uk

0117 287 2006



Misrepresentation Act 1967: Bladen Property Consultants for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Bladen Property Consultants nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Design by Moose Studios. October 2023.