

UNITS 1&2

# THORNBURY

INDUSTRIAL ESTATE

Brunel Way, Thornbury BS35 3UR

INDUSTRIAL / WAREHOUSE UNITS  
TO BE FULLY REFURBISHED

3,031 – 7,647 SQ FT (281.66 – 710.53 SQ M)

AVAILABLE  
Q3 2024

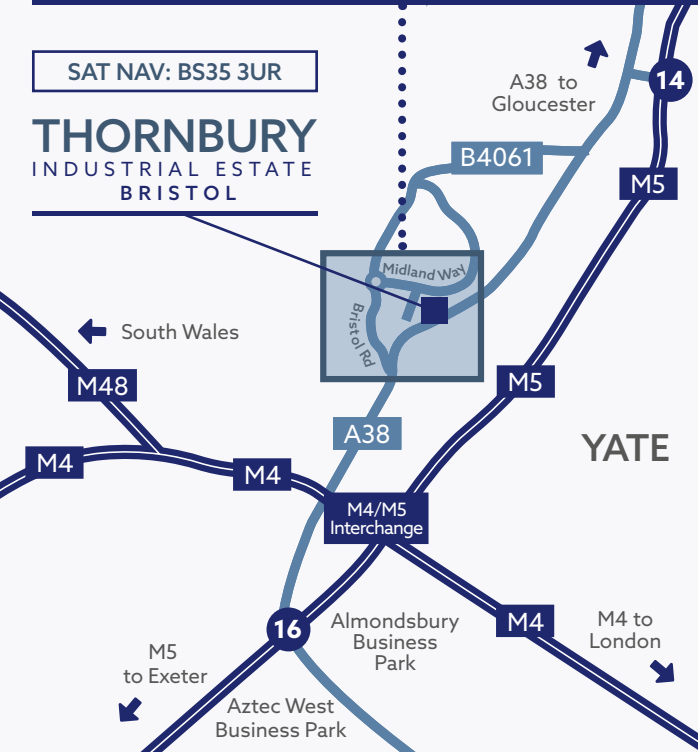
- ④ Established North Bristol light industrial / distribution location
- ④ Competitive location compared to Yate, Aztec West & Almondsbury
- ④ Units can be split / combined to form one large unit





SAT NAV: BS35 3UR

**THORNBURY**  
INDUSTRIAL ESTATE  
BRISTOL



## LOCATION

Located on the established Thornbury Industrial estate.

Thornbury town centre	0.5 miles
A38	1.2 miles
Junction 14 of the M5	5 miles
Junction 16 of the M5	5 miles
M4 / M5 Interchange	6 miles
North of Bristol city centre	15 miles

## DESCRIPTION

- ④ Two units comprising a steel portal frame with insulated steel clad roof incorporating approx. 10% translucent skylights.
- ④ The warehouses benefit from a surface level electric roller shutter doors (4.2m wide x 4.6m high) at the front elevation with a separate front pedestrian entrance into the office areas.
- ④ The office accommodation includes carpeted floors, suspended ceilings with CFL lighting and gas central heating. There are two WCs adjoining the offices.
- ④ The minimum eaves height is 4.7m rising to 5.3m at the apex.
- ④ Externally there are 16 (combined) allocated parking spaces (Split 11/5).
- ④ The property benefits from the following services; 3 phase electric power and water supply.

## ACCOMMODATION

Units available on an individual basis or combined, subject to terms

UNIT 1		
Warehouse	4,323 sq ft	401.65 sq m
Office / Amenity	293 sq ft	27.22 sq m
<b>Unit 1 Total</b>	<b>4,616 sq ft</b>	<b>428.87 sq m</b>
UNIT 2		
Warehouse	2,748 sq ft	255.34 sq m
Office / Amenity	283 sq ft	26.32 sq m
<b>Unit 2 Total</b>	<b>3,031 sq ft</b>	<b>281.66 sq m</b>
<b>COMBINED TOTAL</b>	<b>7,647 sq ft</b>	<b>710.53 sq m</b>

Measured on a GIA basis



Typical refurbished Interior

## TENURE

Available by way of a new full repairing and insuring lease, for a term to be agreed.

## BUSINESS RATES

Rateable Value: £50,000 (Combined). But we advise you make your own enquiries with the local authority.

## SERVICE CHARGE

There is a Service Charge in place for the maintenance of the common areas. Further information is available upon request.

## VAT

All figures quoted are exclusive of VAT if applicable.

## RENT

Upon application.

## EPC

To Be Assessed. Please ask the agents for more details.

## LEGAL FEES

Each party is to be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML.

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## VIEWING

Strictly by prior arrangement with the agents, please contact:



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