

# MODERN INDUSTRIAL UNIT—TO LET

Unit 20, Glenmore Business Park, Broomhill Road, Bristol, BS4 5RG



- Newly constructed modern industrial unit
- Approximately 1,173 sq ft
- On site car parking
- EV charging points and cycle shelter
- Rent—£17 psf
- Great opportunity in a fantastic location



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## LOCATION

Glenmore Business Park is a newly developed scheme within landscaped grounds in the well-established commercial district of Brislington, near Bristol. Positioned in a vibrant business location, the park offers excellent connectivity to both Bristol and Bath via the nearby A4, while also providing convenient access to the M4 and the wider UK motorway network.

## DESCRIPTION

Unit 20 Glenmore Business Park is a modern industrial unit constructed with a steel portal frame, featuring brickwork elevations to a height of circa 2 metres with insulated coated panels above.

Internally, the unit benefits from a concrete floor and blockwork walls, along with a three-phase electricity supply and power from a roof-mounted solar panel system. Access is provided via an electric roller shutter door measuring 4.23 metres in height and 3.12 metres in width, as well as a separate pedestrian entrance. The unit offers a minimum eaves height of 5.49 metres, rising to a maximum of 6.38 metres, and includes a mezzanine floor providing additional usable space. There is 15 kN/m<sup>2</sup> ground floor loading capacity.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor areas:--

Ground floor:	777 sq ft	( 72.18 sq m)
Mezzanine:	396 sq ft	( 36.78 sq m)
Total	1,173 sq ft	(108.97 sq m)

## TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

## RENT

£17.00 per sq ft, exclusive.

## PLANNING

Use Class Egiii/B2/B8.

## BUSINESS RATES

Interested parties are advised to make their own investigations to establish the exact rates payable.

## VAT

All prices are exclusive of VAT.

## EPC

Available upon request.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

## Burston Cook

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

## SUBJECT TO CONTRACT

September 2025

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