

INDUSTRIAL UNIT WITH YARD AND OFFICES— FOR SALE

6 Crown Road, Warmley, Bristol, BS30 8JJ



- Self contained industrial building with high quality office accommodation
- Total floor area of 8039 sq ft (746.83 sq m)
- Fully fitted high quality offices with air conditioning
- Large secure yard
- Available For Sale - Price on application



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
0117 934 9977

LOCATION

The property is located in Warmley, Bristol, a well-established industrial and commercial area situated approximately 6.5 miles east of Bristol City Centre. The property is accessed from Crown Way, just off Tower Road North, which links directly to the A420. This arterial route provides access to the M32 motorway, and subsequently to the M4, with further connections to London, South Wales, and the wider national motorway network.

DESCRIPTION

The property comprises a detached steel framed warehouse/office unit of brick construction with a new metal sheet profile clad roof and a large secure yard.

Internally, the unit provides a hybrid space with office accommodation and warehouse space. There is a large storage area to the front of the unit with 5 roller shutter doors providing access. To the rear of the property is a large open plan office area, kitchenette and WCs. At each end of the unit there are two self contained areas providing warehouse space at ground floor level and offices at first floor level, these have their own roller shutter access and pedestrian access doors, WCs and Kitchenettes.

From the main pedestrian door in the front elevation an entrance lobby provides access to two meeting rooms and a staircase up to the rear offices. A further pedestrian door provides access to the other end of the office accommodation.

There are LED office-style lights set in a suspended ceiling in the office areas. The offices have AC units which provide heating and cooling and there is three phase power in the unit and a PV solar array on the roof. The offices have carpet covered flooring and provide modern office accommodation.

Externally, the property benefits from a secure yard area, which can be self-contained and has three gated entrances.

ACCOMMODATION

The property has the following approximate Gross Internal Areas:

Warehouse:	3432 sq ft	(318.86 sq m)
Ground floor office:	3888 sq ft	(361.22 sq m)
First floor office:	718 sq ft	(66.75 sq m)
Total	8,038 sq ft	(746.83 sq m)

Yard area : 0.125 acres

PRICE

The freehold interest in the property is available to purchase.

The price is available upon application.

PLANNING USE

We would recommend that interested parties consult the South Gloucestershire planning website in relation to the planning associated with the building.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy of this certificate will be made available upon request.

VAT

All rents and prices are exclusive of VAT, if applicable.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agent:-
Burston Cook

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Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

March 2026

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

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