



TO LET



MODERN
INDUSTRIAL
UNIT TO LET



SIZE (NIA)
1,271 sq ft
118.08 sq m



QUOTING RENT
On application



THE OPPORTUNITY

- Newly constructed modern industrial unit
- On site car parking with EV charging points and cycle shelter
- Approximately 1,271 sq ft (118.08 sq m) NIA
- Quoting rent on application.

DESCRIPTION

Unit 23 Glenmore Business Park is a modern end of terrace 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/m² ground floor loading capacity.



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.

ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	841	78.13
MEZZANINE	430	39.95
TOTAL	1,271	118.08

TENURE

The property 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 with the landlord.

RENT

Quoting rent on application.

PLANNING

We understand the property benefits from Use Class E(gii)/B2/B8 planning.
All parties are advised to make their own enquiries.

BUSINESS RATES

All parties are advised to make their own enquiries with the [Valuation Office Agency](#).

VAT

All prices are exclusive of VAT if applicable.

EPC

An [Energy Performance](#) certificate has been commissioned and can be made available upon request.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burstons Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.



LEGAL FEES

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

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
MARCH 2026



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