



PATCHWAY  
ENTERPRISE  
PARK  
BRISTOL

TO LET REFURBISHED DETACHED  
INDUSTRIAL / PRODUCTION FACILITY

34,312 SQ FT (3,187 SQ M)  
ON A SELF-CONTAINED SITE  
OF 1.32 ACRES (0.53 HA)

IMMEDIATELY AVAILABLE TO OCCUPY

ONE  
TENTH



PATCHWAYPARK.CO.UK

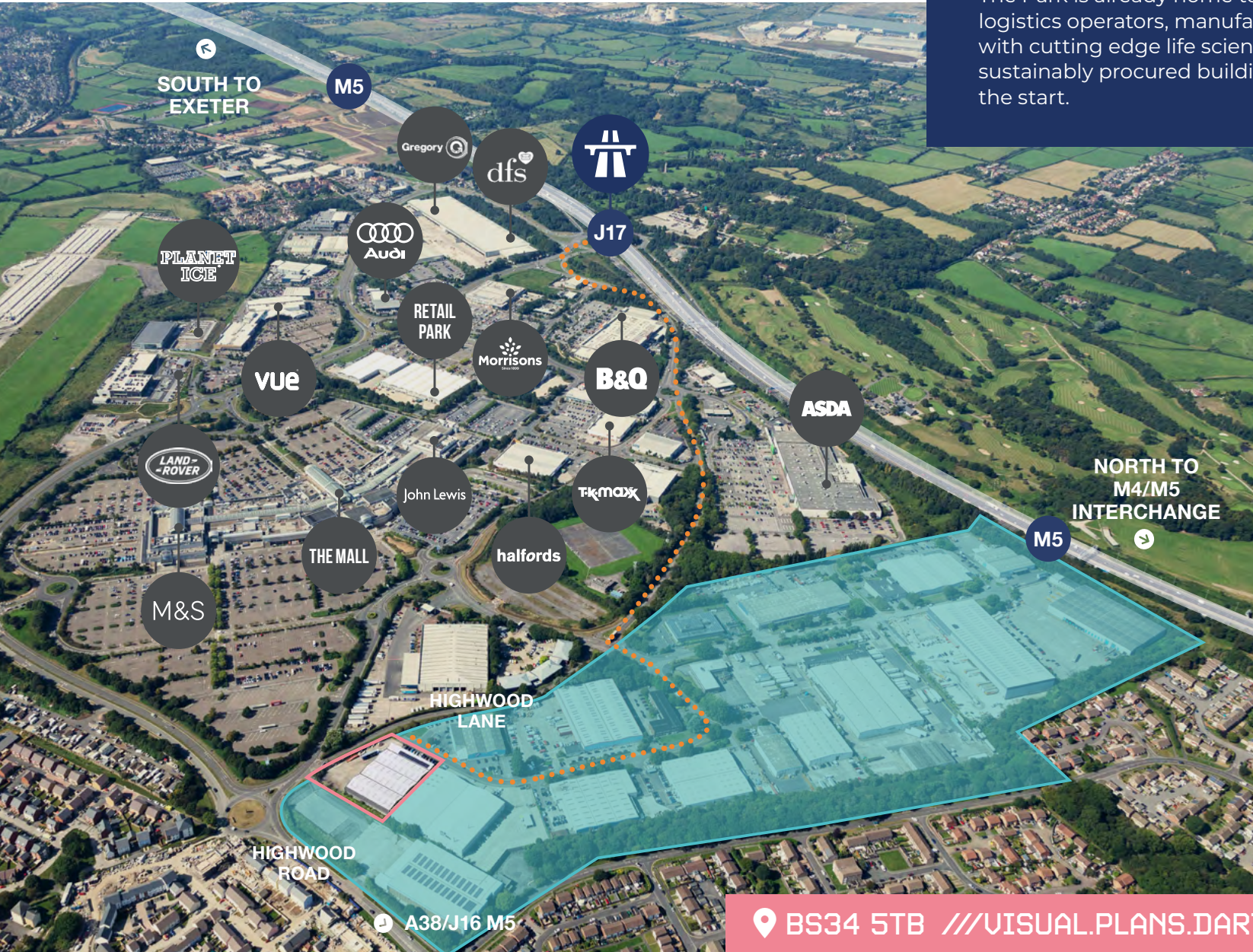


# LOCATION

CONCORDE ROAD – BS34 5TB

PATCHWAY ENTERPRISE PARK IS A THRIVING COMMUNITY OF LOGISTICS, MANUFACTURING, LIFE SCIENCE AND TECHNOLOGY BUSINESSES.

The Park is already home to a mix of national and international logistics operators, manufacturers, TV & film studios, together with cutting edge life science innovators. With four brand new sustainably procured buildings recently completed... this is only the start.



### KEY PARK BENEFITS

- Adjacent to The Mall, Cribbs Causeway Shopping Centre
- Within 1 mile of Junction 17 of the M5 Motorway
- The M4 / M5 Interchange is 3 miles to the north of the site
- Just 8 miles from Bristol City Centre

### PARK OCCUPIERS INCLUDE:



A38/J16 M5

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# TWENTY ONE

PATCHWAY ENTERPRISE PARK

-  34,312 sq ft (3,187 sq m)
-  Power supply - 500kVA
-  Detached warehouse
-  First floor offices
-  Secure yard
-  20 car parking spaces
-  Site area 1.32 acres (0.53 ha)
-  2 EV charging spaces
-  Approx. 33m yard depth
-  Cycle parking
-  3 loading doors
-  Solar PV panels
-  New roof / cladding
-  EPC A
-  18ft (5.5m) Internal eaves height
-  24-hour unrestricted access

## DETACHED INDUSTRIAL / PRODUCTION FACILITY TO LET ON A SELF-CONTAINED SITE OF 1.32 ACRES (0.53 HA)

Unit 21 has been fully refurbished to meet the needs of modern occupiers, combined with many new design features.

Its edge of city location means it is perfectly positioned to remove unnecessary mileage. The unit has consent for B8 (Storage & Distribution) with no Hours of Use restrictions.

**34,312 SQ FT (3,187 SQ M)**



AREA	SQ FT	SQ M
Warehouse & Core	30,778	2,859.4
Office	3,534	328.3
<b>Total</b>	<b>34,312</b>	<b>3,187.7</b>

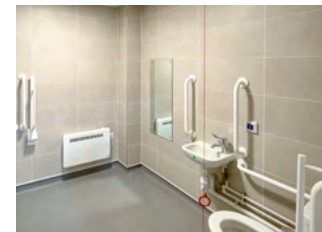
Site Area 1.32 acres (0.53 ha)

Measured on an approximate gross internal area basis

IMMEDIATELY AVAILABLE TO OCCUPY



INDUSTRIAL SPACE RE-IMAGINED





# SUSTAINABILITY

ENVIRONMENTAL, SOCIAL & GOVERNANCE

## WE ARE DEDICATED TO HELPING BUSINESSES AND OCCUPIERS ACHIEVE THEIR SUSTAINABILITY GOALS

Our primary objective is to produce high quality real estate that delivers over the long term. We believe that focusing on ESG enables us to achieve this whilst providing excellent support for existing and growing businesses.

All units are designed to meet the needs of modern occupiers, combined with many design features to reduce energy usage, and running costs, throughout the lifetime of the building.

New and refurbished units will use the latest specification in cladding and roofing materials for high levels of insulation, together with increased roof lights to reduce reliance on lighting within the warehouse.

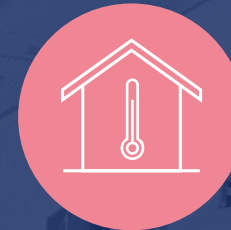
Patchway Enterprise Park's edge of city location means it is perfectly positioned to remove unnecessary mileage.

A substantial power supply is provided to the units, together with considerations for accommodating an electric last-mile fleet.

## THE REFURBISHED UNIT PROVIDES THE FOLLOWING:



EPC A and BREEAM  
"Very Good"



Insulation throughout the building performs 20% better than current building regulations



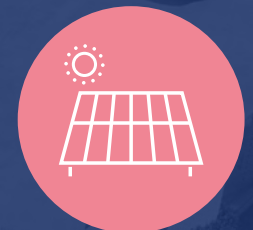
LED lights used for the offices and external lighting



15% rooflights to production area for added natural daylighting



Renewable energy air source heat pumps for heating and cooling the offices and for the hot water generation



Photovoltaic panels on the roof to minimise operational carbon



# PATCHWAY ENTERPRISE PARK

**TENURE** The unit is available by way of a new Fully Repairing and Insuring lease, on terms to be agreed.

**LEGAL COSTS** Each party is responsible for its own legal costs incurred.

**ANTI-MONEY LAUNDERING** The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

**VIEWING** For further information, please contact the joint agents:



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[KnightFrank.co.uk](http://KnightFrank.co.uk)



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## DRIVE TIMES

Avonmouth	11 mins	6.0 miles
City Centre	17 mins	8.0 miles
Cardiff	49 mins	38 miles
Exeter	1 hr 26 mins	78 miles
Birmingham	1 hr 37 mins	82 miles
Heathrow	2 hrs	106 miles
London	2 hrs 30 mins	121 miles

\* Source: [www.theaa.com/route-planner](http://www.theaa.com/route-planner)

