WHITCHURCH LANE ENTERPRISE PARK

BRISTOL, BS14 0BH

TO LET

14 Brand new light industrial units in Hengrove Bristol
806 to 3,004 sq ft (74.867 to 279.072 sq m)



Hartnell Taylor Cook

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Whitchurch Lane Enterprise Park

The development comprises of 14 new Light Industrial Units totalling 18,494 sq.ft. The units have been finished to a shell and core specification to provide maximum flexibility for different tenants and the potential to fit a mezzanine floor. The properties benefit from EV Charge Points, infrastructure for tenants to fit out, full-height roller shutter doors and Units in Block A & B benefit from PV panels and two car park spaces per unit.

- Brand new industrial units
- BREEAM - Excellent
- Full height roller shutter doors
- Available from January 2024
- Finished to ashell and core specifiation

BRISTOL CITY COUNCIL

WEST OF ENGLAND Combined Authority

HM Government

European Union
European Regional Development Fund





Accommodation

The accommodation comprises the following areas:

Unit Name	SQ FT	SQ M	Availability
Unit 1	806	74.867	**Available**
Unit 2	1,317	122.389	**Available**
Unit 3	1,298	120.566	**Available**
Unit 4	1,300	120.73	**LET**
Unit 5	1,318	122.438	**LET**
Unit 6	1,316	122.241	**Available**
Unit 7	1,315	122.184	**Available**
Unit 8	1,317	122.345	**LET**
Unit 9	1,633	151.754	**Available**
Unit 10	1,631	151.497	**LET**
Unit 11	1,316	122.289	**LET**
Unit 12	1,315	122.192	**LET**
Unit 13	1,316	122.284	**Available**
Unit 14	1,296	120.418	**LET**
Total	18,494	1,718.194	

* The floor area can be doubled by the addition of a mezzanine (subject to license of alteration).

Viewings

To arrange a viewing, please contact Hartnell Taylor Cook.

Terms

A new lease for a minimum term of 5 years.

Legal costs

A contribution of £500 + VAT will be taken from any ingoing tenant.

Use

The unit is suitable for E(g)(iii) light industrial.

Summary

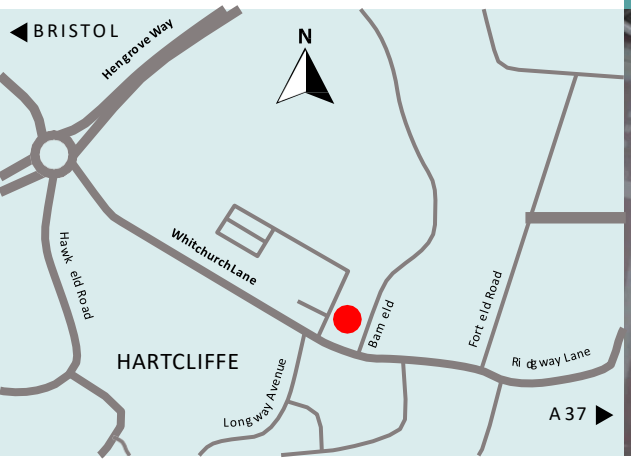
Available Size - 806 to 3,004 sq ft
Business Rates - TBC
Service Charge - TBC
EPC Rating - Upon Enquiry

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601 Whitchurch Lane, Whitchurch, Bristol BS14 0BH

The industrial estate is located off Whitchurch Lane in the Bristol suburb of Hengrove, the site is also accessible from Bamfield. Whitchurch Lane is c.4 miles from Bristol City Centre, The M1 MetroBus takes roughly 30 minutes to Bristol City Centre.

Tenant Criteria

The unit must provide workspace for medium to High-Density Employment in accordance with the LPA planning conditions dated Dec 2021. Low-Density employment uses such as storage will not be accepted. Decision will be on the basis of the intended use of the units and not on the basis of the organisation applying, there is not to be any discrimination on SME. Tenants will be obliged to co-operate with annual economic and social impact monitoring surveys as part of their lease agreement with BCC upon entry to the workspace.

Please contact Hartnell Taylor Cook for the Tenant Application Form.

Further information

Hartnell Taylor Cook

Simon Harvey
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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. HTC/Hollister HD2596 01/24