



Bristol BS16 7LB

- › High quality detached industrial unit with secured yard
- › 34,008 sq ft
- › Secure 33m deep yard
- › 8.4m clear internal height
- › Available now

Unit 4
To let

Chancerygate

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vertex BUSINESS PARK

Located 4 miles to the South East of Junction 19 of the M4 motorway

7 miles from the M4/M5 motorway interchange and 8.5 miles from Bristol City Centre

Situated at Emersons Green, Bristol's flagship out of town business destination

High quality business unit within a business park environment with tree lined boulevards and generous landscaped areas

Green Credentials

The building benefits from modern construction technologies which lighten its environmental impact and will reduce the costs of occupation.

The building benefits from:

- Photovoltaic panels
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials



Photos taken in 2019

Unit 4 Accommodation

Unit	Ground Floor	First Floor	Total
4	28,680	5,328	34,008

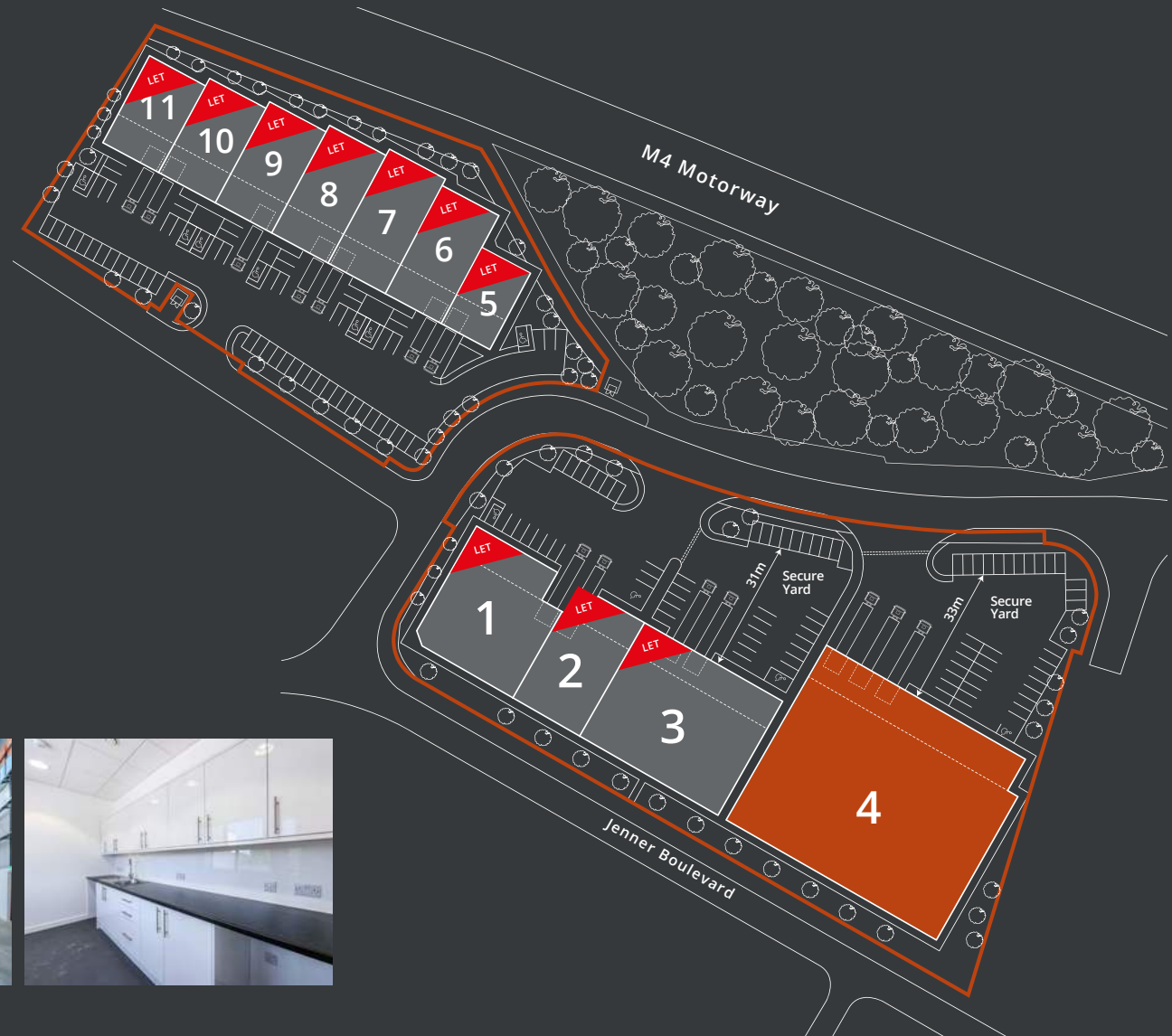
All areas are measured on a GEA sq ft basis.

Planning use

B2 and B8 (industrial and warehouse) uses.

Terms

The unit is available to let.



Specification

Flexible trade/warehouse/industrial unit with fully fitted first floor office for occupier to undertake their own fit out to suit their specific occupational needs.

First floor office:



Fitted office and reception



Comfort cooling/heating



Raised floor



Passenger lift



WCs



Kitchenette

Warehouse/industrial:



8.4m clear internal height



Electric loading doors



50kN sq m floor loading



Secure gated yard



33m yard depth



Shower Facilities



Photovoltaic panels



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Travel Distances

Road

M32/M4 J19	4 miles
M4/M5 Interchange J20	7 miles
M4 J18	7.5 miles
Bristol City Centre	8.5 miles
Bath City Centre	13 miles

Rail

Bristol Parkway	3.5 miles
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Airport

Bristol International	19 miles
Heathrow	99 miles

Port

Avonmouth and Portbury Docks	14.5 mile
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Lyde Green, Emersons
Green, Bristol, BS16 7LB



More information available
through the marketing agent:



George Lynch
george.lynch@realestate.bnpparibas
07350 404679

Ben Wiley
ben.wiley@realestate.bnpparibas
07771 662009

Chancerygate

Helena Redding
helena@chancerygateinvestment.com
07826 868276

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. July 2025.

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