

TO BE FULLY REFURBISHED - AVAILABLE Q4 2024

www.patchway.estate



PATCHWAY
PATCHWAY
TRADING ESTATE

Concorde Road, Patchway Trading Estate BS34 5TB

• **DETACHED INDUSTRIAL /**
• **PRODUCTION FACILITY TO LET**

UNIT 21 34,345 sq ft (3,190 sq m) on a self-contained site of 1.32 acres (0.53 ha)

PATCHWAY

TRADING ESTATE

**J17 M5, CRIBBS CAUSEWAY,
BRISTOL BS34 5TB**

Located on Patchway Trading Estate 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.

Patchway Trading Estate is at the heart of the local business community with specialist sectors including aerospace, distribution, MOD and mobile communications.

Other nearby occupiers include:



UNIT 21 CONCORDE ROAD BS34 5TB



UNIT 21

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


It's 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.


DATCHWAY


TRADING ESTATE

UNIT 21 KEY FEATURES


- 


34,345 sq ft (3,190 sq m) GIA




Ground floor offices
- 


Detached warehouse




Approx. 33m yard depth
- 


Gated yard




20 car parking spaces
- 


Site area of 1.32 acres (0.53 ha)



24-hour unrestricted access
- 

3 loading doors



EPC - To be reassessed post refurbishment
- 

Internal eaves heights of 18ft (5.5m)



High Office Content

UNIT 21 ACCOMMODATION

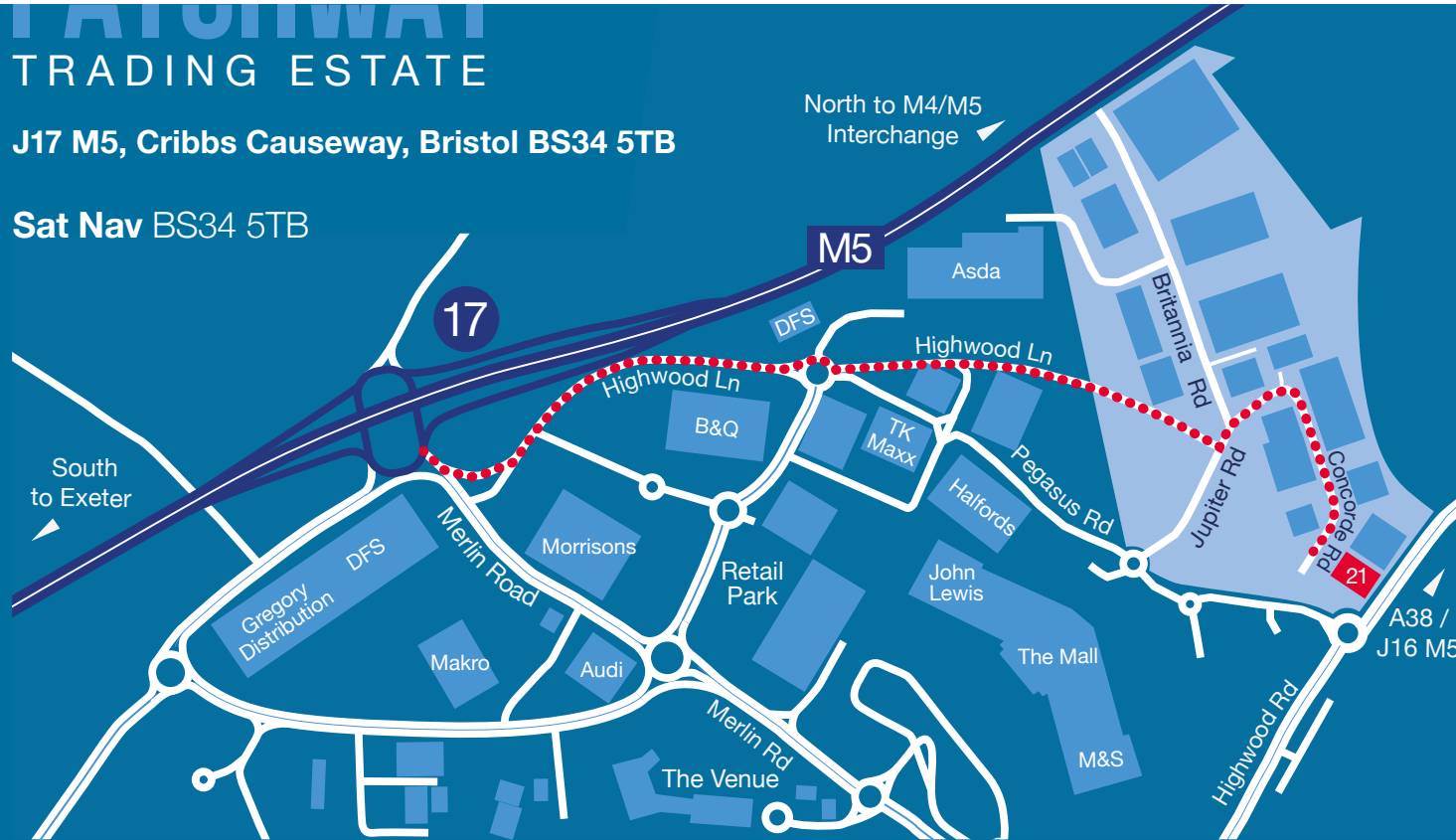
Warehouse and Amenities	34,345 sq ft	3,190 sq m
SITE AREA	1.32 acres	0.53 ha

Measured on an approximate gross internal area basis

DATCHWAY PATCHWAY TRADING ESTATE

J17 M5, Cribbs Causeway, Bristol BS34 5TB

Sat Nav BS34 5TB



Tenure

The unit will be 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.

Viewing

For further information, please contact the sole agents:



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WWW.PATCHWAY.ESTATE



Drive times Distances

	Drive times	Distances
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

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