

MODERN INDUSTRIAL UNIT— TO LET

1 Skyline Park, Bristol, BS4 5EN



- High specification industrial in popular industrial area of Bristol
- Refurbished to a very high standard with Solar PV panels , battery storage and air source heat pumps—A-3 EPC rating
- Fantastic office accommodation and staff welfare facilities—including a large staff canteen and climbing wall.
- 2 x EV charging points and forecourt parking for 15 vehicles.
- 10,335 sq ft of space with an additional 5,065 sq ft of high quality mezzanine

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
0117 934 9977

LOCATION

The property is located on Skyline Park is situated just off Bonville Road, close to Bath Road and Bristol city centre. Bonville is a popular business location offering excellent road networks with easy and close access to the A4 Bath Road and A4174 Bristol ring road, the M32 motorway is within 4 miles and Bristol city centre and Temple Meads railway station are approximately 4.2 miles to the west.

DESCRIPTION

The property is a modern industrial unit which has benefitted from a high quality refurbishment. The unit is of steel portal frame construction and has had a new roof with solar panels installed which means the property is a net producer of electricity , with Air source heat pumps (no gas) and industrial battery storage. The site benefits from monitoring of every circuit in the property via Emporia and three phase electric car charging.

The building as been designed and fitted out with staff wellbeing and productivity at its core to include high quality offices with extensive natural light, smaller office spaces and a large meeting room. There is a large Kitchen/Social space featuring 4 ovens a large fridge freezer, commercial ice machine and Quoker sparkling/boiling tap. The building has also been fitted with a Climbing wall, extensive bike storage and shower facilities

Externally there is a large forecourt area for loading and parking for approximately 15 vehicles. There are also two electric car charging ports.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate gross internal floor areas:-

Ground Floor	847.52 sq m	9,123 sq ft
1st floor	114.43 sq m	1,232 sq ft
Total	961.95	10,355 sq ft
Mezzanine	470.6 sq m	5,065 sq ft

LEASE TERMS

The property is available to let on a new fully repairing and insuring lease, the terms of which are to be agreed.

RENT

The quoting rent is available upon application





EPC

The property has an energy performance rating of A(3).

BUSINESS RATES

The property has a rateable value of £57,500 for the year 2024/2025.

VAT

All prices quoted are exclusive of VAT, if applicable.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

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SUBJECT TO CONTRACT

January 2025



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