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Orpen Park II

Ashridge Road, Bradley Stoke,
Bristol, BS32 4QE

Detached warehouse with secure yard
Available to let | 52,861 sq ft



Detached warehouse with secure yard

52,861 sq ft



½ mile from Jct 16 of the M5 and Jct 20 of the M4



2.22-acre site



4 ground-level loading doors



Ground and first-floor office accommodation



Service yard provides ample turning and loading areas



Recently Refurbished

This modern, detached warehouse offers high-quality industrial accommodation extending to approximately 52,861 sq ft (4,911 sq m) on a 2.22-acre site. The property benefits from four ground-level loading doors and features integrated ground and first-floor office and ancillary space.

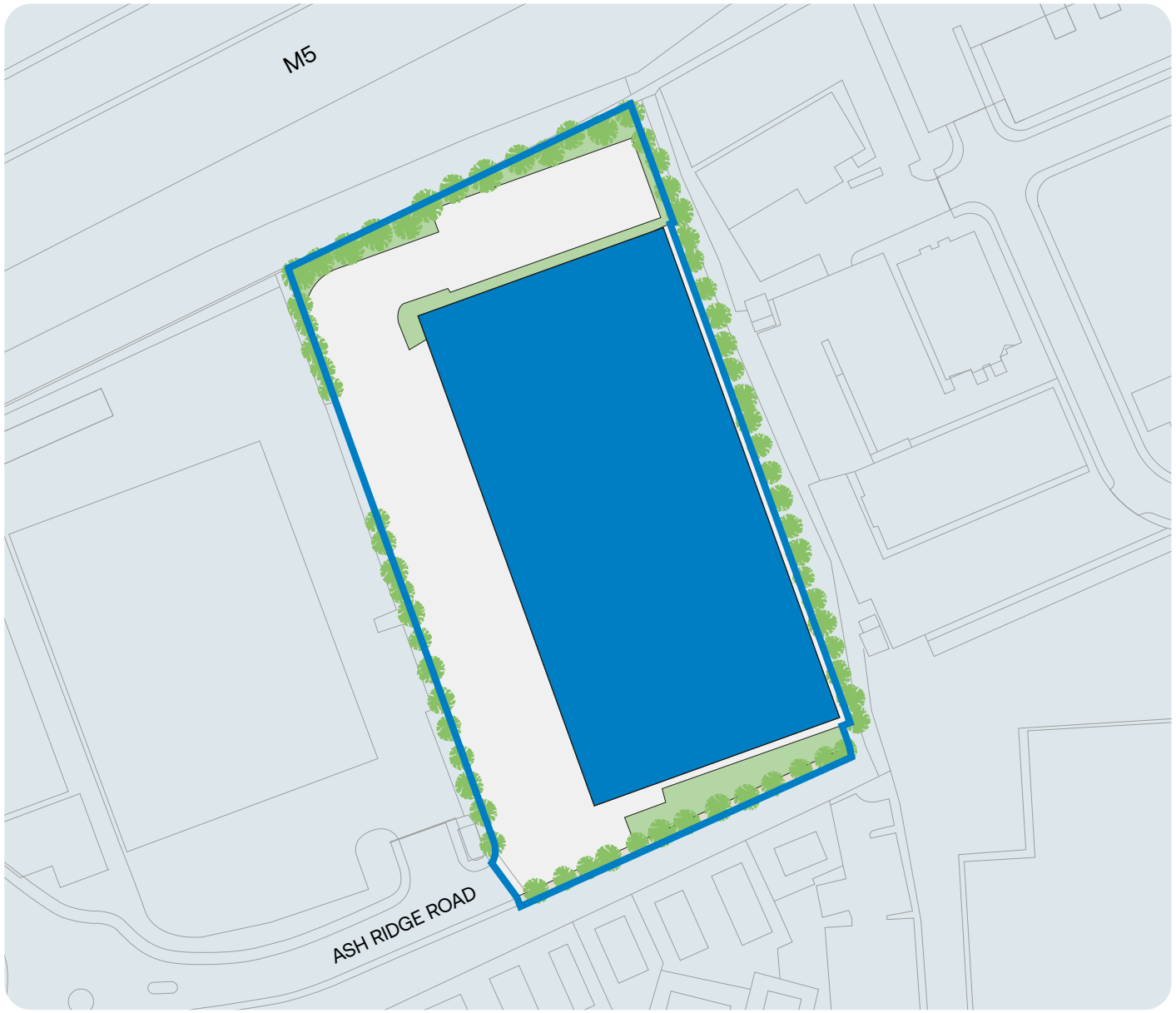
Externally, a concrete service yard provides ample turning and loading areas, along with dedicated car parking. With a secure yard and generous minimum eaves height of 6.69m (rising to 7.43m at the maximum), the facility is ideally suited to a range of occupiers.

Prominently positioned with M5 frontage, the property is conveniently located just half a mile from Junction 16 of the M5 and Junction 20 of the M4, offering excellent connectivity to regional and national transport networks.

Site plan & accommodation

Floor	Size (sq m)	Size (sq ft)
Warehouse	4,316	46,458
Ground Floor offices/ancillary	250	2,690
First Floor offices/ancillary	345	3,713
Total	**4,911**	**52,861**






1 Aztec West Hotel & Spa
2 Aztec West
3 DHL
4 Yodel
5 Furniture Village
6 Pentagon Sport (South) Ltd
7 Swagelok Central UK
8 Coffeetek
9 Toolstation
10 Woodlands Court
11 Double Tree by Hilton
A38 Bristol
Orpen Park II
M5 Junction 16
M5 South
A38
M5
M5 North



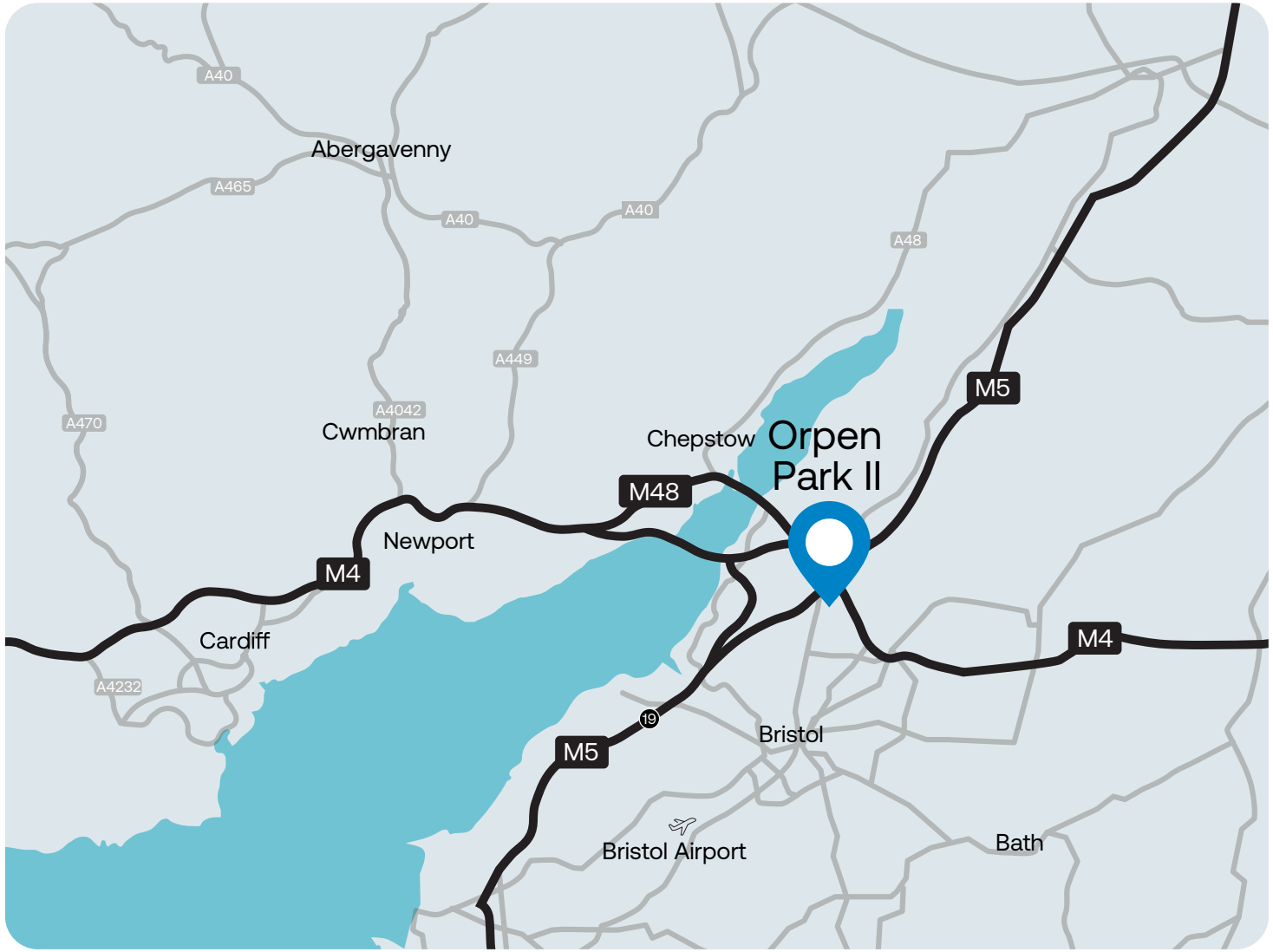







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Location



The property is strategically situated near the intersection of the M4 and M5 motorways, just 6 miles north of Bristol city centre and within half a mile of Junction 16 of the M5. This prime location offers exceptional connectivity, providing swift access to key markets across the South West and South Wales, as well as direct routes eastwards to London and northwards to the Midlands.





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Book a viewing

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Further information:

EPC
EPC Rating B.

Terms
Available on a new full repairing and insuring lease, for a term of years to be agreed.

VAT
VAT will be payable where applicable.

Rateable Value
The property currently has a Rateable Value of £340,000. Interested parties are advised to make their own enquiries to South Gloucestershire Council to determine the rates payable attributed.

Legal Costs
All parties will be responsible for their own legal costs incurred in the transaction.

Anti - Money Laundering
In order to discharge its legal obligations, including under applicable anti money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Services
We understand that the property benefits from all mains services including power, water, gas and drainage. Occupiers are advised to make their own enquiries to establish condition, capacity and connectivity.

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