

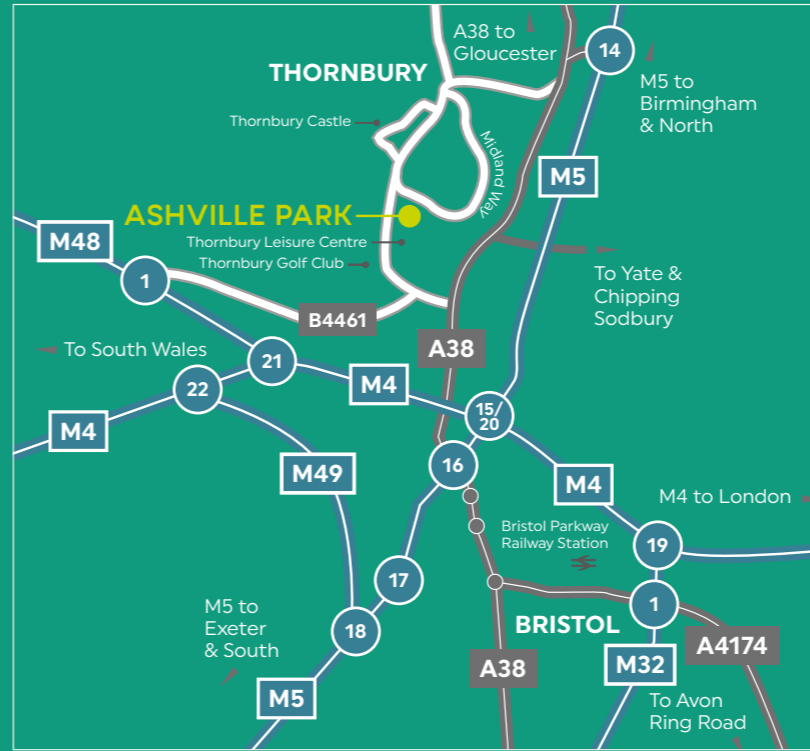


NEWLY REFURBISHED

ASHVILLE PARK

SHORT WAY, THORNBURY
NORTH BRISTOL BS35 3UU

- Established commercial location
- Strategic location 12 miles north of Bristol city centre
- Easy access to motorway network and A38
- 5 miles to M4 / M5 interchange
- Within 1 mile of Thornbury town centre, leisure centre and golf club
- Close proximity to Bristol Parkway – main line station to London Paddington
- Access to local cycle routes



WELL CONNECTED LOCATION...

local connections



local amenities



local high street



FOR SALE / TO LET
4,255 – 13,146 SQ FT (GIA)

ASHVILLE PARK
THORNBURY, NORTH BRISTOL BS35 3UU

VARIETY OF USES TO SUIT YOUR NEEDS

**INDUSTRIAL
TRADE
OFFICES
BUSINESS
E-RETAIL
MEDICAL**

Tenure

Units A1 - A3 are available on either a leasehold or freehold basis.

Rent/Price

On application.

VAT

All figures within these terms are exclusive of VAT where applicable.

EPC

EPCs are available upon request.

Legal Costs

Both parties responsible for their own legal costs.

Viewing

For further information or to arrange an inspection, please contact the joint agents:



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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. April 2018

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FLEXIBLE HIGH QUALITY BUSINESS SPACE

ASHVILLE PARK

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Ashville Park is a high quality development maintained within an established management company. It consists of 3 newly refurbished business/office units with the flexibility to accommodate alternative uses, subject to planning.

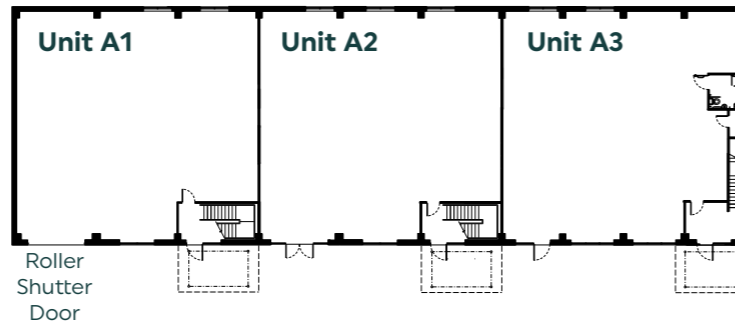
The premises comprise a mixture of an industrial unit, hybrid unit and an office unit with accommodation over ground and part first floor which are available per unit or as a whole.

Benefits include:

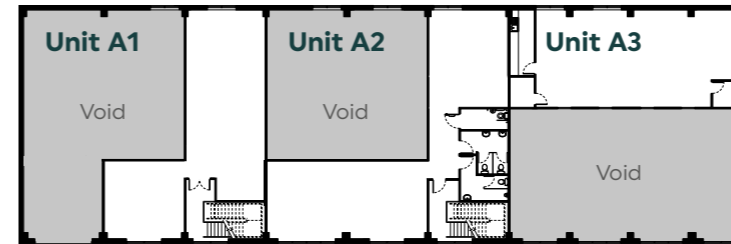
- Suspended ceilings (in part)
- LED lighting (in part)
- Double glazed windows
- Min eaves height 6m
- WC facilities (Unit A2/A3)
- All mains services including 3-phase electricity, sep metered
- 41 car parking spaces in total including 3 disabled spaces
- Covered bicycle areas



Ground Floor



First Floor



	UNIT A1		UNIT A2		UNIT A3		TOTAL	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
GROUND FLOOR	2,970	275.92	2,964	275.36	3,009	279.54	8,943	830.82
FIRST FLOOR	1,317	122.35	1,640	152.36	1,246	115.76	4,203	390.47
TOTAL UNIT	4,287	398.27	4,604	427.72	4,255	395.30	13,146	1,221.29
PARKING	14		14		13		41	

All measurements GIA, NIA areas are available upon request



VARIETY OF USES

INDUSTRIAL / WAREHOUSE



SHOWROOM / STUDIO



TRADE / E-RETAIL



MEDICAL / LABORATORY



FLEXIBLE SPACE