

# MAGGS & ALLEN

DUNDRY VIEW AT  
THE BOULEVARD

HENGROVE PARK, BRISTOL, BS14 0DB

**(5 Units Available)**  
**£20,000 Per Annum**

- 5 New Commercial Units.
- Hengrove Park Development.
- Circa 1,400 New Homes to be delivered locally.
- Public Carparks Located Closeby.
- Units of Approx. 1,000 ft<sup>2</sup>.



Commercial & Investment  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



Commercial Unit			Commercial GIA Planning Approved		Commercial GIA Delivery	
Block	Floor	Unit Reference	GIA (m <sup>2</sup> )	GIA (ft <sup>2</sup> )	GIA (m <sup>2</sup> )	GIA (ft <sup>2</sup> )
E2	00	Commercial Space 01	106.0	1141.0	98.3	1058.1
E2	00	Commercial Space 02			93.9	1010.7
E2	00	Commercial Space 03	329.0	3541.3	96.4	1037.6
E2	00	Commercial Space 04			94.4	1016.1
E2	00	Commercial Space 05	106.0	1141.0	98.3	1058.1

### DESCRIPTION

Plot E2 is being developed to provide a 6 storey building comprising 53 new high quality apartments on the upper floors, and commercial/ non residential space on the ground floor opening onto what will be new, high quality public realm, landscaping etc. on Hengrove Boulevard. There is some albeit limited on street parking in front of the development, but there are two public multi storey car parks located within a 2 minute walk which serve the Hengrove Leisure Centre and South Bristol Community Hospital. The units benefit from commercial bin storage to the rear and will be completed to shell and core with a triple glazed retail frontage, ready for the tenant fit-out.

There are 5 units available which could be partially combined to create larger units if required, ranging from 94.4m<sup>2</sup> - 98.3m<sup>2</sup> (1,016 ft<sup>2</sup> - 1,058ft<sup>2</sup>).

### LOCATION

The site is situated in the Hengrove Park development adjacent to the City of Bristol College. The development will deliver circa 1,400 new homes, a new public car park and community and sports facilities over the next several years (this is in addition to the existing residential in the local area which is currently undeserved in terms of retail). The subject units are located in the neighbourhood centre of the new master plan development on Hengrove Boulevard accessed off Whitchurch Lane, and within close proximity to the Hengrove Leisure Centre.

We understand the apartments above will be partially used for social housing with the remaining offered for sale on a share ownership basis.

### NOTES

A copy of the planning consent and design codes for signage is available by request.

The landlord will also need to retain access to the units for maintenance, repair, or renewal of communal services (e.g sprinkler system).

The units will not have access from the rear of the building.

We understand there are no commercial risers in the building preventing a full catering kitchen being installed, although cafes/coffee shops will be considered where a full commercial kitchen is not necessary.

Whilst it may be possible to combine the units to create a separate storage area, we note the sprinkler tank is only sufficient for units up to 100m<sup>2</sup>.

### TIMESCALE

The units are due to be completed early 2026.

### BUSINESS RATES

The units are yet to be assessed for Business Rates.

### VIEWINGS

By appointment.

### FLOOR PLAN

The plans and floor areas provided are for indicative purposes only and should not be relied upon.

### LEASE DETAILS

The units are available to let at £20,000pa per unit, on new internal repairing and insuring terms, subject to service charge. The service charge has yet to be forecast but will be calculated on a fair proportion basis. Each party to incur their own respective legal fees.

### PLANNING CONSENT

The units have consent for Use Class E/Use Class F.2/Sui Generis drinking establishment/Sui Generis hot food takeaway). In the event of a hot food takeaway or drinking establishment, no equipment for extraction shall be installed until full details have been submitted and approved by the local authority. There are some planning restrictions and a copy of the Notice of Decision is available on request.

### PLANS

The following plans are available on request:

- GF Site plan (1:100)
- GF GA plans 1-3 (1:50)
- Incoming services drawings: combined, electric, water
- On site drainage design
- Sprinkler layout
- Fire alarm and access control
- Curtain walling arrangement drawings

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating:

### VAT

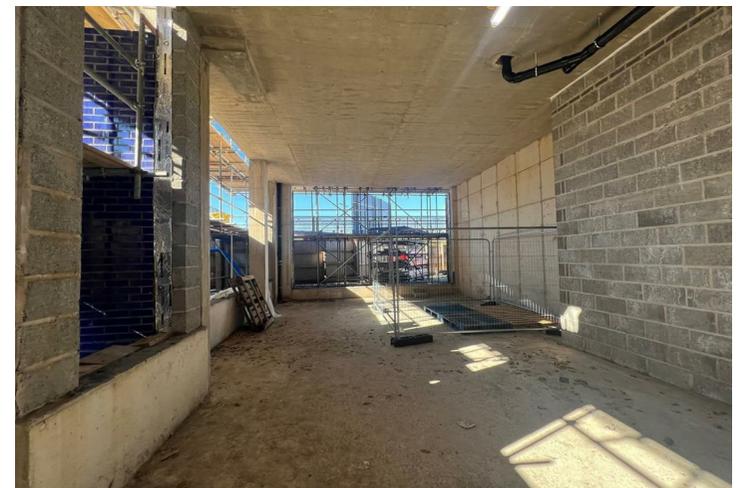
All figures quoted are exclusive of VAT unless otherwise stated.

### CODE FOR LEASING BUSINESS PREMISES

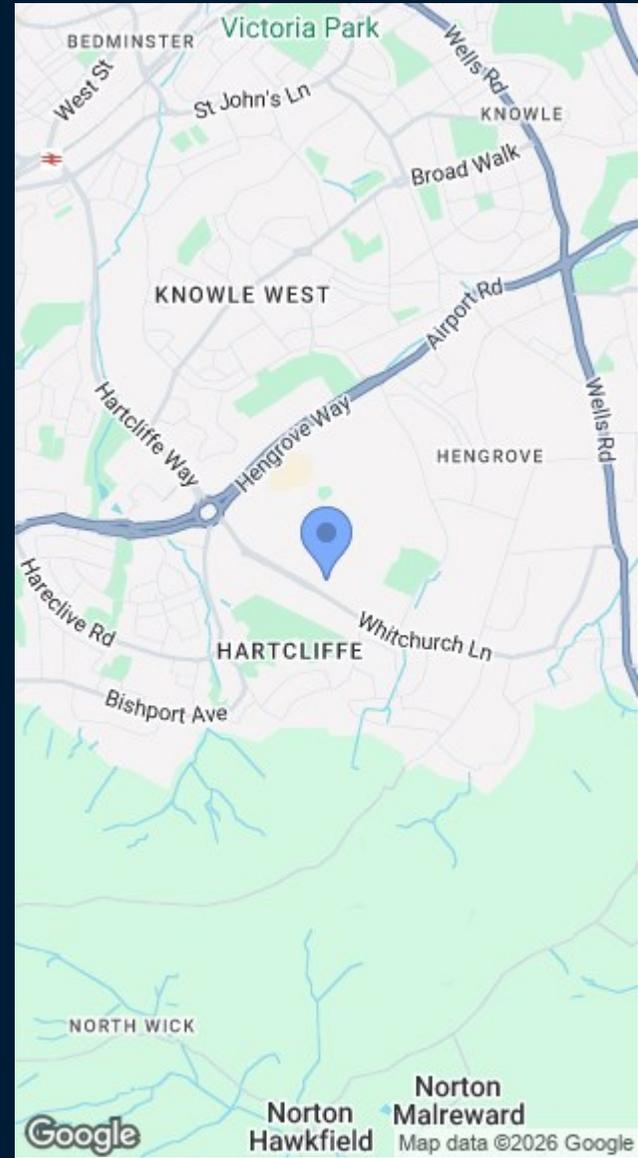
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

### TENANT APPLICATION FEE

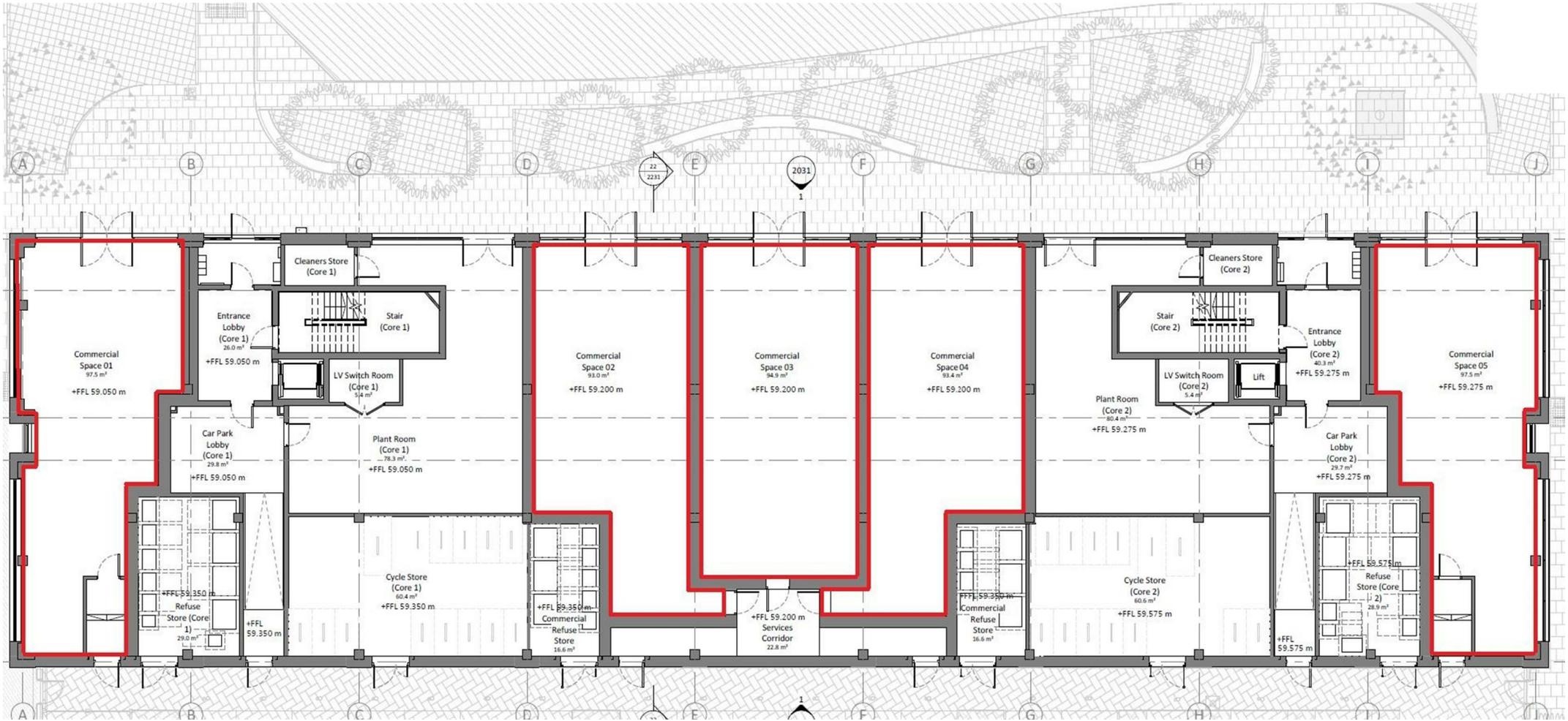
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.



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Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



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