



MAGGS & ALLEN

WARMLEY BUSINESS PARK
CROWN WAY

WARMLEY, BRISTOL, BS30 8FR

Asking Price £1,250,000

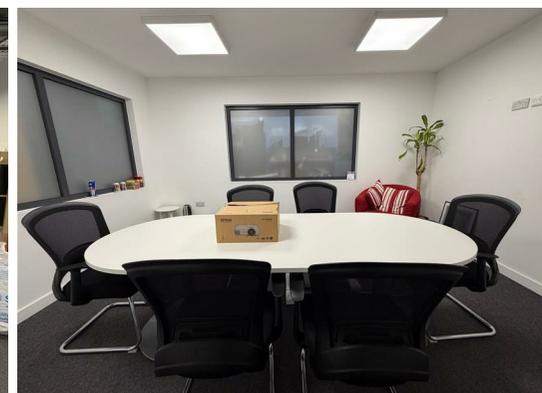
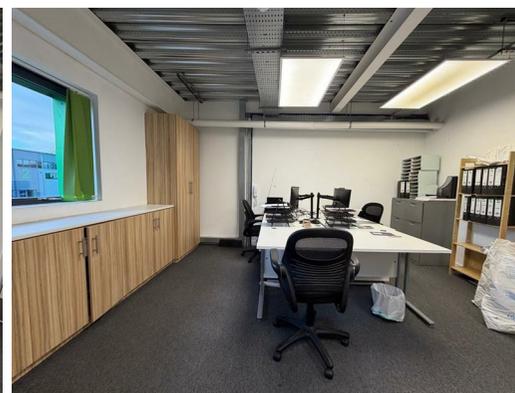
- Modern Unit with Offices
- Approx. 6,677 ft² (620 m²)
- Allocated Parking
- LED Lighting
- Modern Business Park
- EV Charging



Commercial & Investment
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DESCRIPTION

An exceptionally well presented unit of approximately approx. 6,677 ft² (620 m²) inc mezzanine, arranged as warehouse with office accommodation, and mezzanine storage. The unit benefits from a large kitchen/canteen, toilet and shower facilities, LED lighting, gas central heating, allocated parking, and EV charging.

LOCATION

The property is located in a modern business park just off Tower Road North in Warmley, providing easy access to the East Bristol ring road. Notable neighbouring occupiers include Screwfix.

BUSINESS RATES

The Rateable Value with effect from April 2026 is £57,500.

FLOOR AREA (GIA)

Ground Floor (Warehouse & Offices): approx 4,548 ft² (422.6 m²)

First Floor Offices: approx. 772 ft² (71.8 m²)

Mezzanine: approx. 583.7 ft² (54.2 m²)

Second Floor Offices: 772 ft² (71.8 m²)

Total Gross Internal Area: approx. 6,675.7 ft² (620.2 m²).

TENURE

Offered for sale on a freehold basis and with vacant possession. We understand the current service charge is approximately £2,087 for the year.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B (valid to June 2029).

FURNITURE/RACKING

The office furniture and warehouse racking is also available for sale by separate negotiation.

PLANNING

We understand the unit benefits from a flexible B1/B2/B8 or D1 consent.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

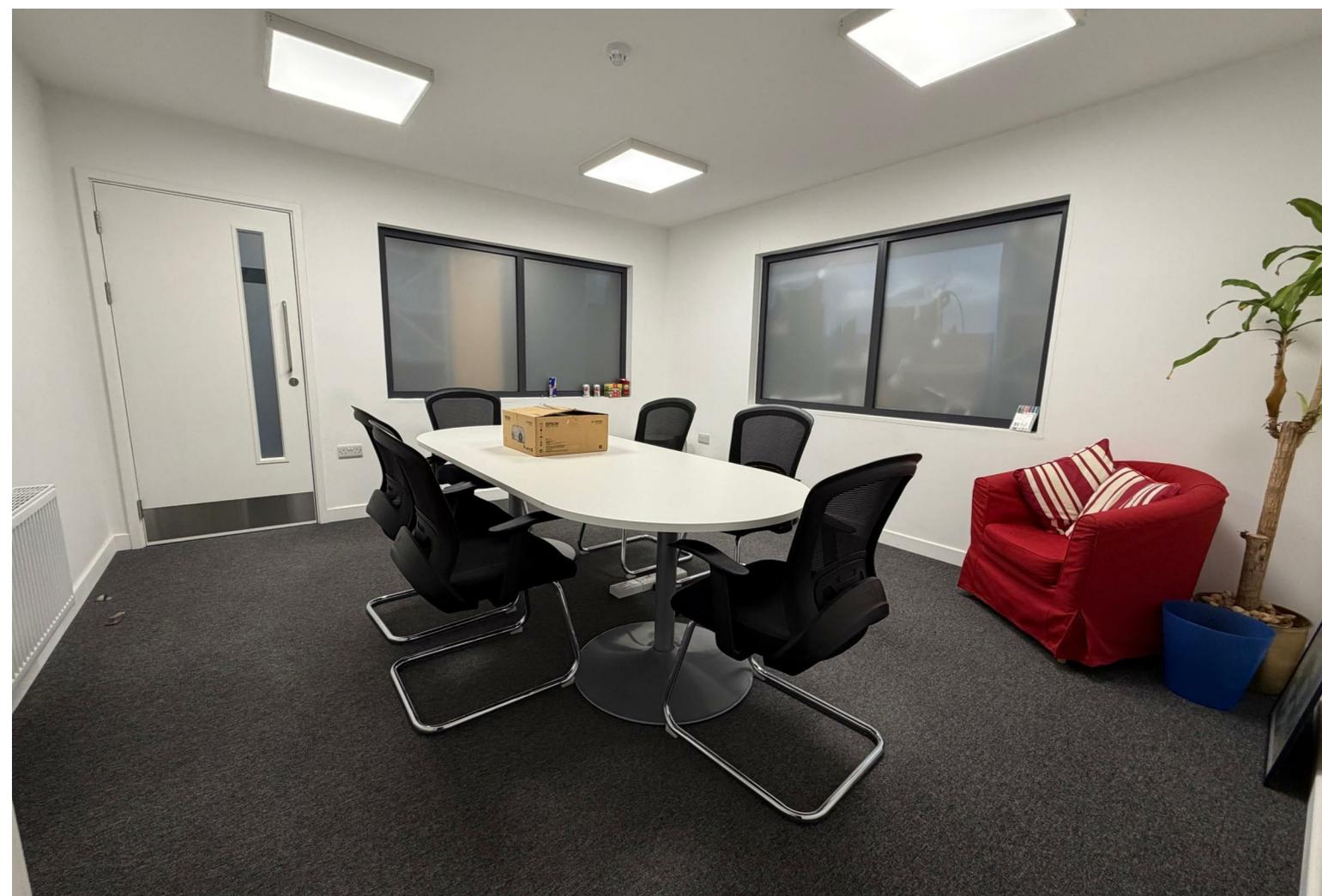
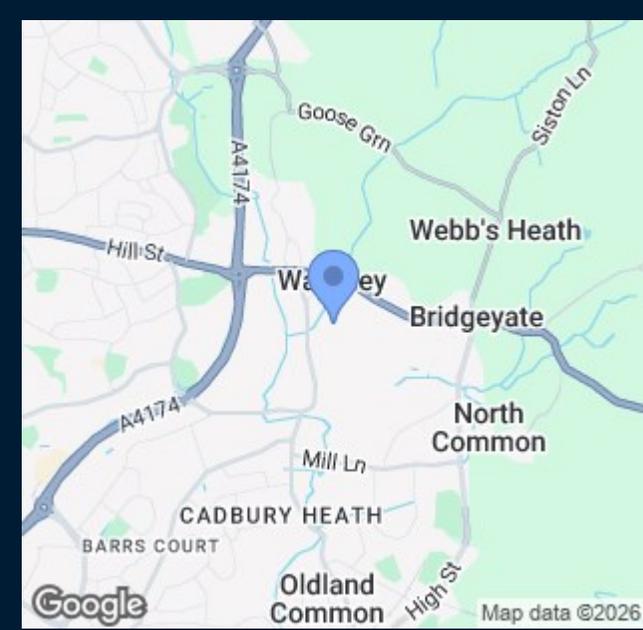
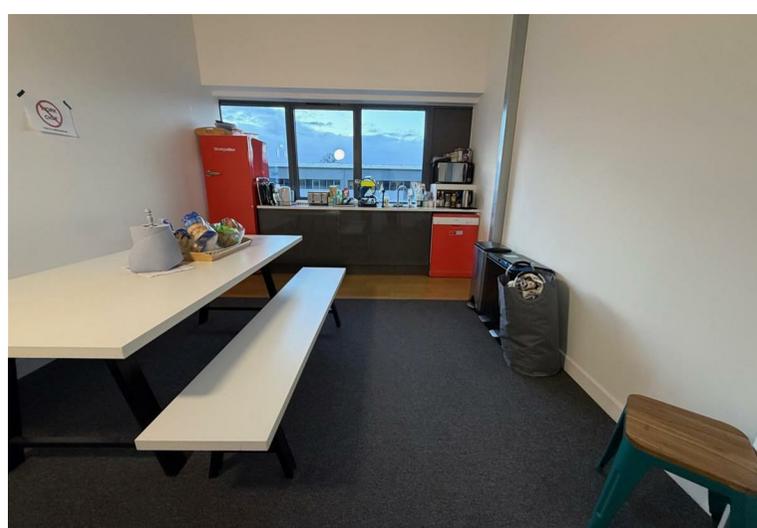
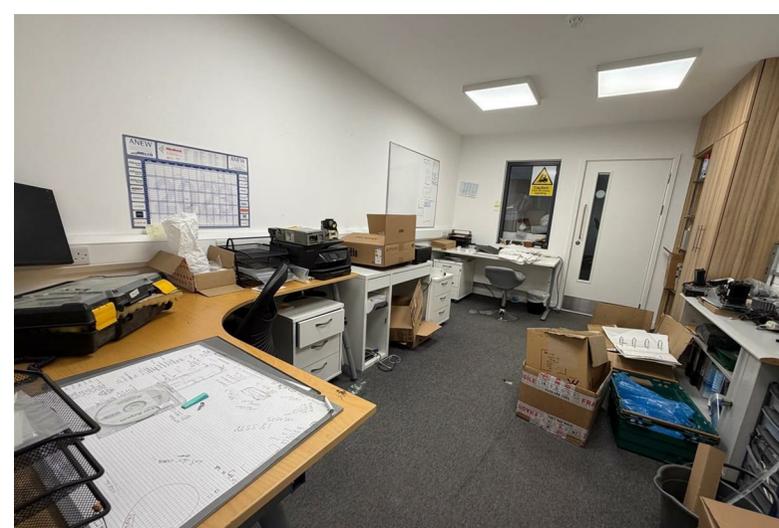
FLOOR PLAN

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

VIEWINGS

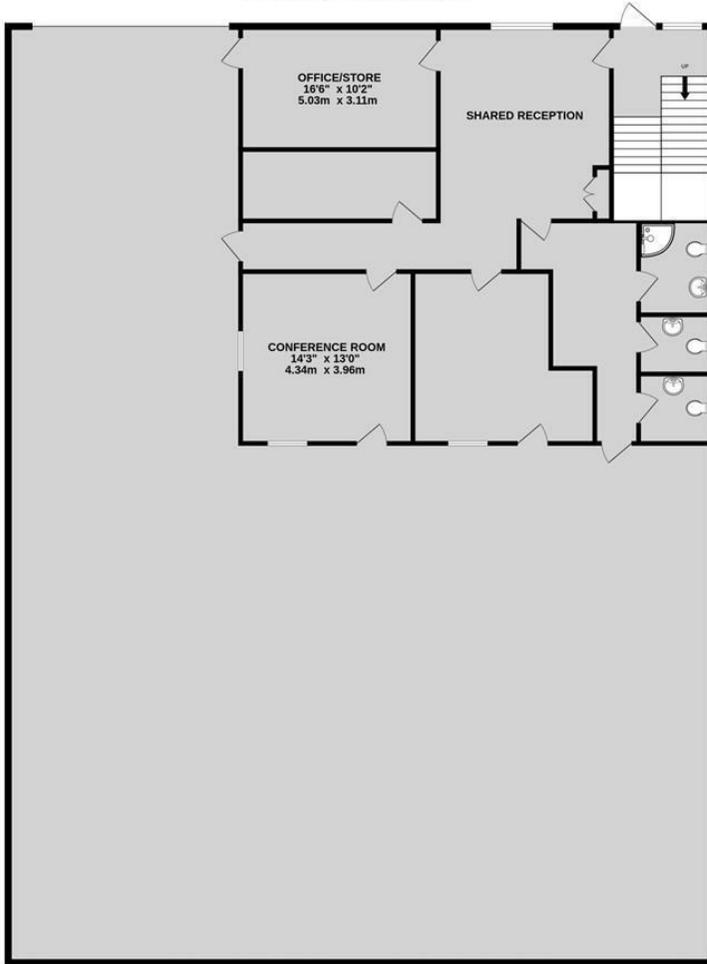
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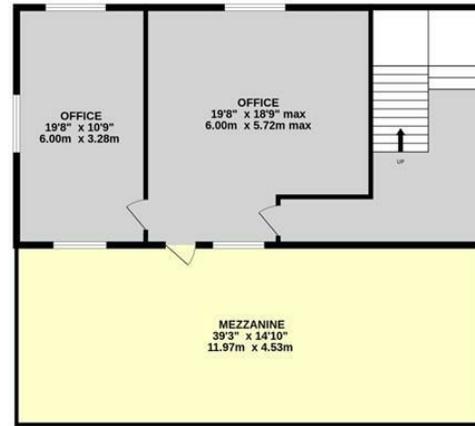


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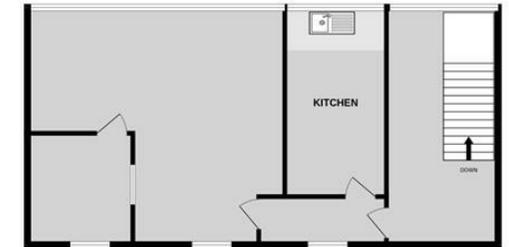
GROUND FLOOR
4548 sq.ft. (422.6 sq.m.) approx.



1ST FLOOR
772 sq.ft. (71.8 sq.m.) approx.



2ND FLOOR
772 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 6093 sq.ft. (566.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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