



# MAGGS & ALLEN

PROPOSED UNITS AT  
FILWOOD BROADWAY  
BRISTOL, BS4 1JL

**£24,000pa - £86,500pa**

- Major Redevelopment
- 2 New Commercial Units
- Approx. 112m<sup>2</sup> and 402m<sup>2</sup>.
- Part of The Filwood Broadway LUF Regeneration Scheme
- Would Suit a Supermarket
- Completion Due July 2026



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#### DESCRIPTION

The Filwood Broadway LUF regeneration scheme will provide 30 residential units, due for completion in July 2026). A further 18 affordable units and 420m<sup>2</sup> of retail space is also proposed on the adjacent site. The scheme includes two new commercial units of approximately 112m<sup>2</sup> and 402m<sup>2</sup>. Whilst the larger unit could suit a supermarket, occupiers within Use Class Class E, F1 and F2 are invited, although the planners will require active ground floor operators serving the local community .

The units are due for completion July 2026 and will be completed to Shell and Core.

#### LOCATION

The units will be located on the former cinema site on the junction of Filwood Broadway and Harcliffe Road in Hartcliffe, South Bristol.

#### QUOTING RENT

Unit A1 (112m<sup>2</sup>) is available at £24,000pa  
Unit A2 (402m<sup>2</sup>) is available at £86,500pa  
(approx. £20 per ft<sup>2</sup>)

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: to be confirmed.

#### FLOOR PLAN

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

#### LEASE DETAILS

The units will be available to let on an internal repairing and insuring basis, subject to estate service charge. Each party to incur their own respective legal fees.

#### VIEWINGS

By appointment.

#### PLANS

The plans are provided for indicative purposes at this stage. Full plans (PDF) are available on request.

#### TIMESCALE

The units are due to be completed (to shell and core) in July 2026, along with 30 of the apartments. Construction for the remaining 18 will commence in July 2026.

#### LOCATION AUTHORITY

Bristol City Council

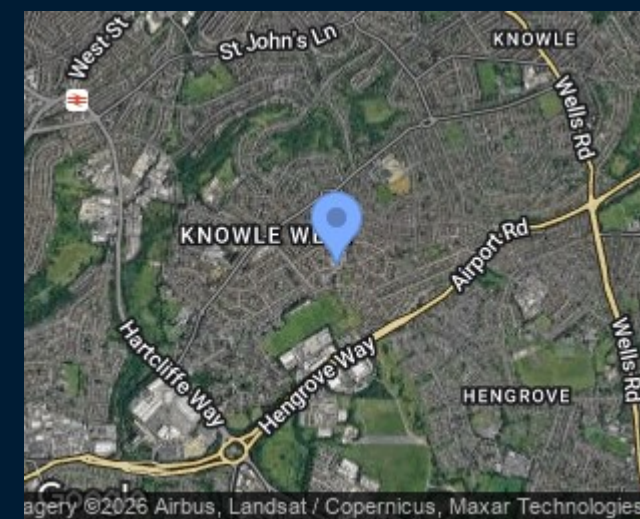
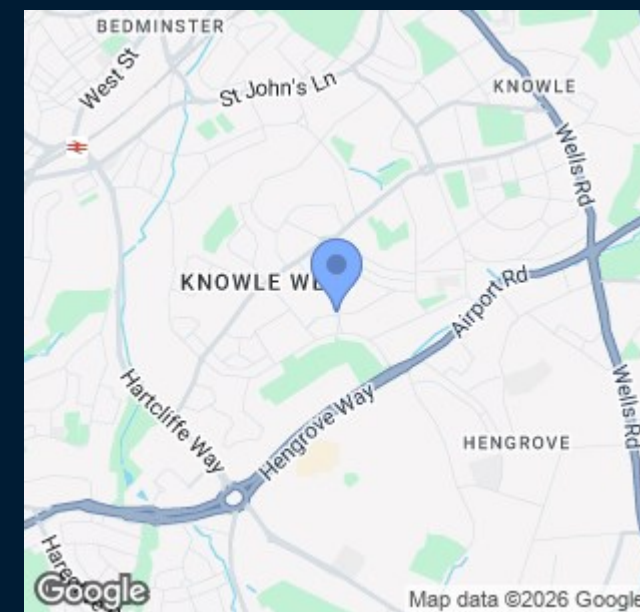
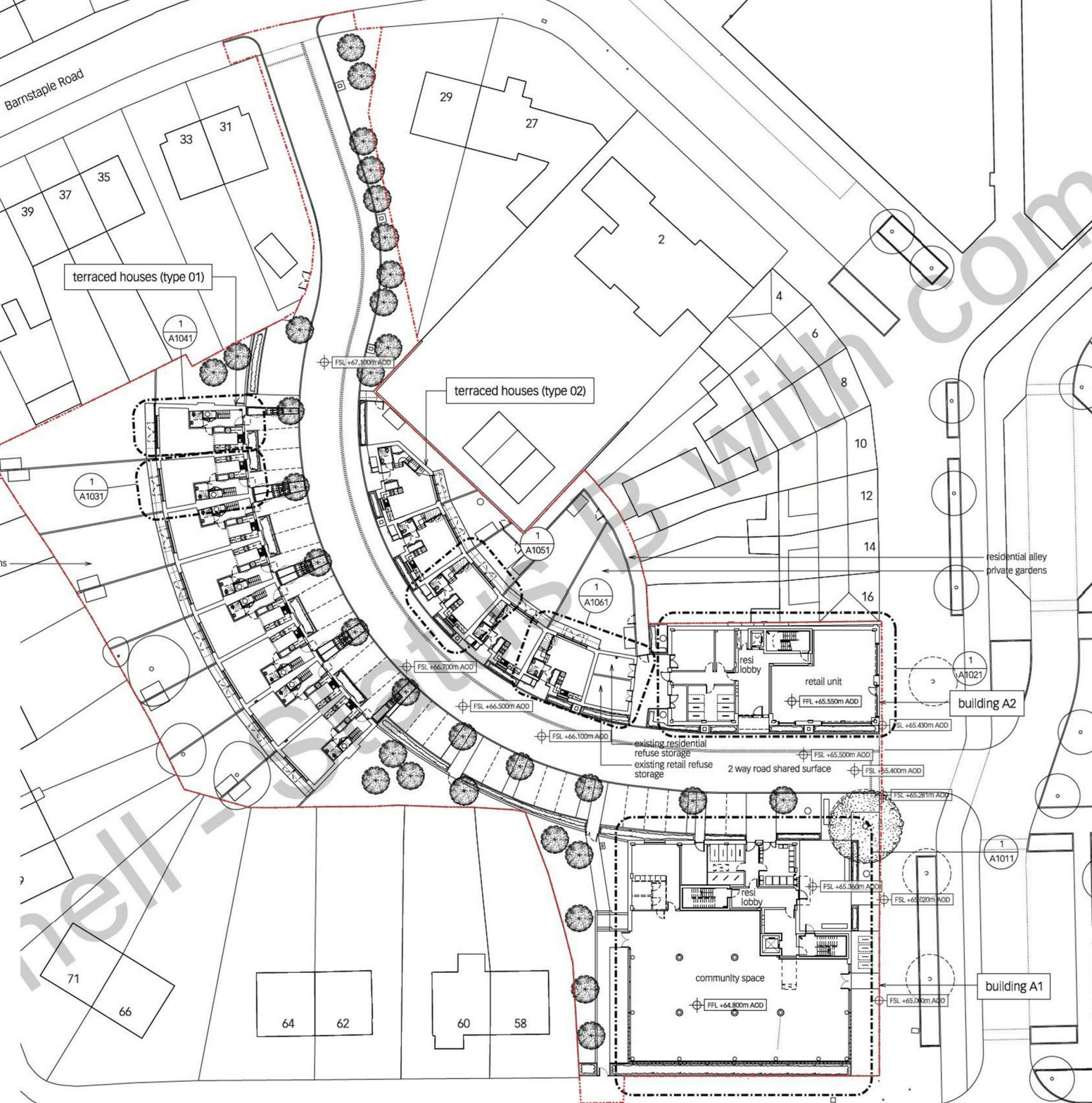
#### VAT

All figures quoted are exclusive of VAT unless otherwise stated.

#### CODE FOR LEASING BUSINESS PREMISES

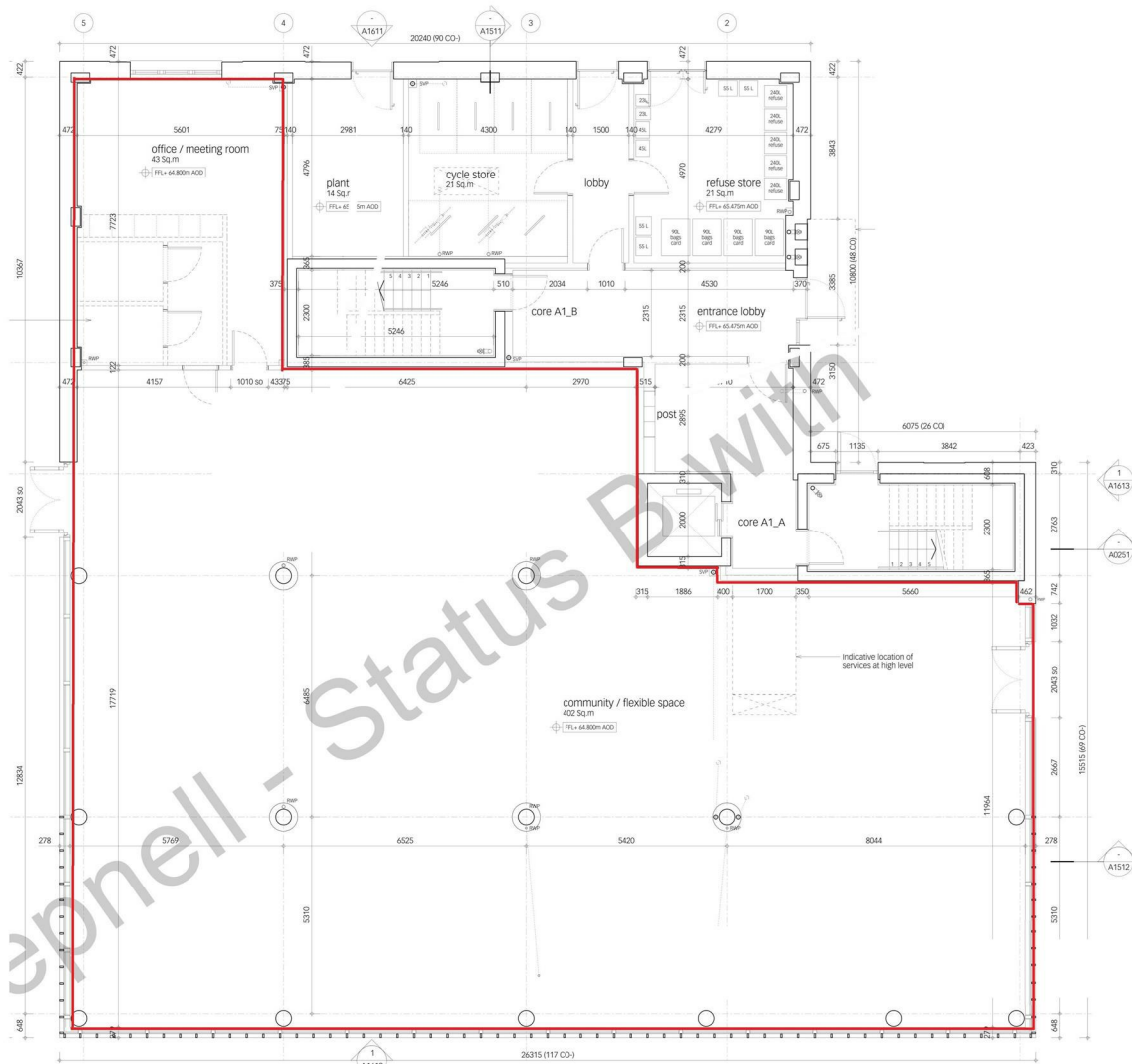
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.





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## UNIT A1



## UNIT A2

