

# MAGGS & ALLEN

UNIT 24 GLENMORE BUSINESS PARK,  
MIKE LANGLEY DRIVE

BROOMHILL ROAD, BRISTOL, BS4 5RG

**£17,000 Per Annum**

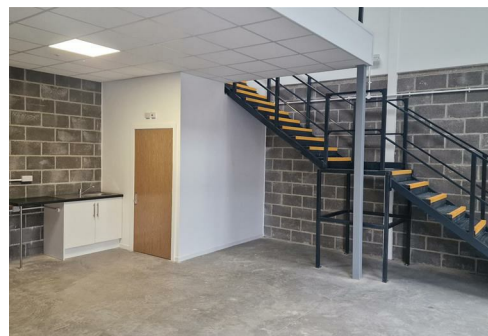
- Newly constructed unit
- Approx. 1,123 sq ft
- 3-phase power
- Electric shutter access
- EPC rating: A



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

**0117 973 4940**

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



## DESCRIPTION

This newly constructed light industrial unit offers a total space of approximately 1,123 sq ft, thoughtfully designed to meet the needs of modern businesses. The ground floor provides around 748 sq ft of versatile workshop space, perfect for a range of industrial and commercial uses. Above, a well-sized mezzanine level adds an additional 375 sq ft of usable space, ideal for storage, offices, or further workstations.

The unit is equipped with practical features to enhance operational efficiency, including an electric roller shutter for easy access and secure entry and 3-phase power. Additionally, the unit comes with designated parking to the front

This modern and flexible space is a great opportunity for businesses looking for a well located and fully functional industrial unit.

## LOCATION

The unit is strategically situated within the newly established Glenmore Business Park in Brislington. This growing business park offers a dynamic environment, making it an ideal location for a wide range of businesses looking to establish a presence in a thriving commercial area. With easy access to major road networks and transport links, including the A4, Bristol city centre, and key surrounding areas, the Glenmore Business Park provides both convenience and accessibility for employees, clients, and suppliers.

## BUSINESS RATES

TBC.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: A (valid until October 2034)

## FLOOR PLAN

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

## LEASE DETAILS

The unit is available to let on a new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees. Estate service charge currently is £574.06.

## VAT

We understand VAT is applicable.

## VIEWINGS

By appointment with Maggs & Allen.

## TENANT APPLICATION FEE

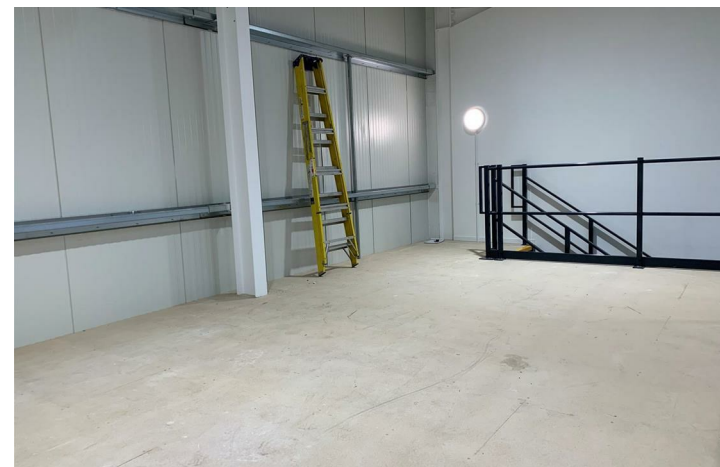
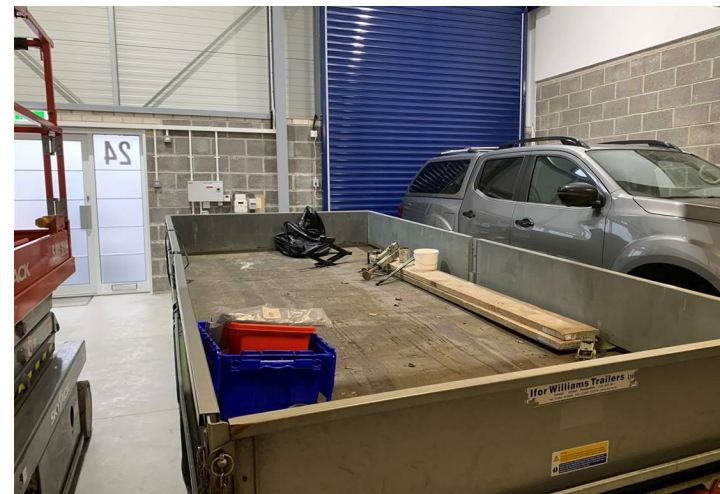
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

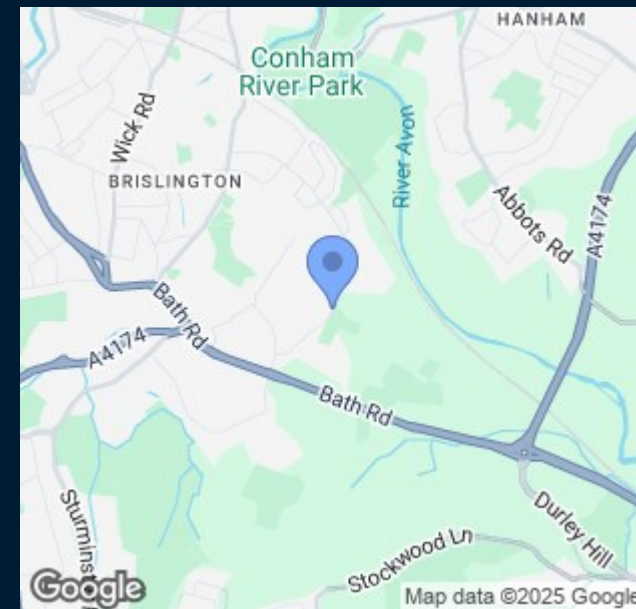
## CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for asbestos and therefore recommend all interested parties to make their own enquiries.

## CODE FOR LEASING BUSINESS PREMISES

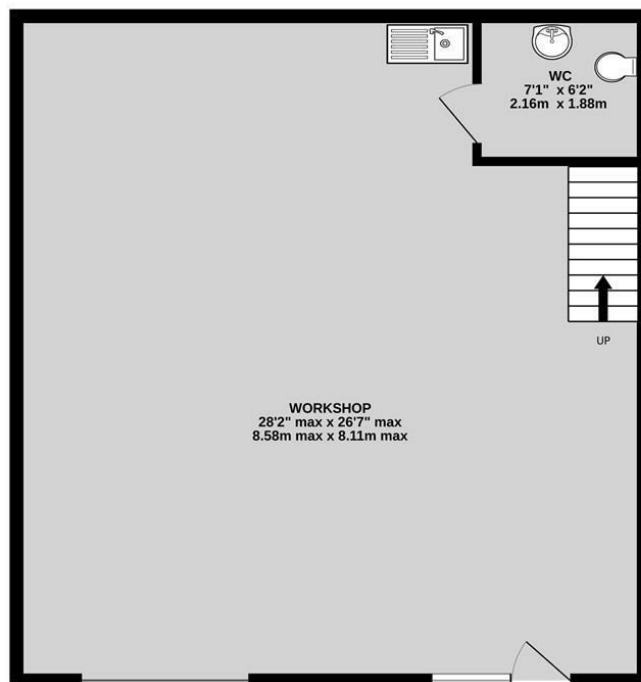
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.





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.

GROUND FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1123 sq.ft. (104.3 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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