



## The Coachworks Kingsfield Lane

Longwell Green, Bristol, BS30 6DL

£121,000 P.A

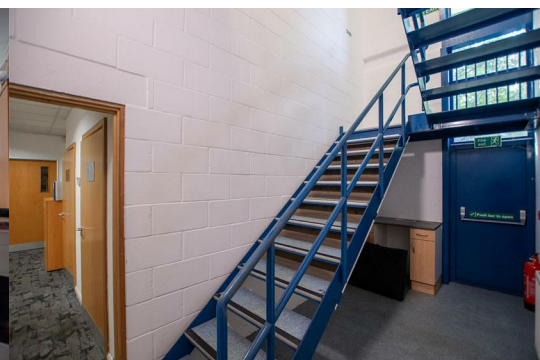


Class E Offices/Industrial/Warehouse/Distribution

Location: Adjacent to A4174 Avon Ring Road with access from Aldermoor Way and Marsham Way. Junction 1 of the M32 connection to the M4 approx. 7 miles to the North and 1/2 mile South to the A4 Bristol to Bath.

Description: Steel framed with brick and profiled insulated cladded elevations under a pitched roof.

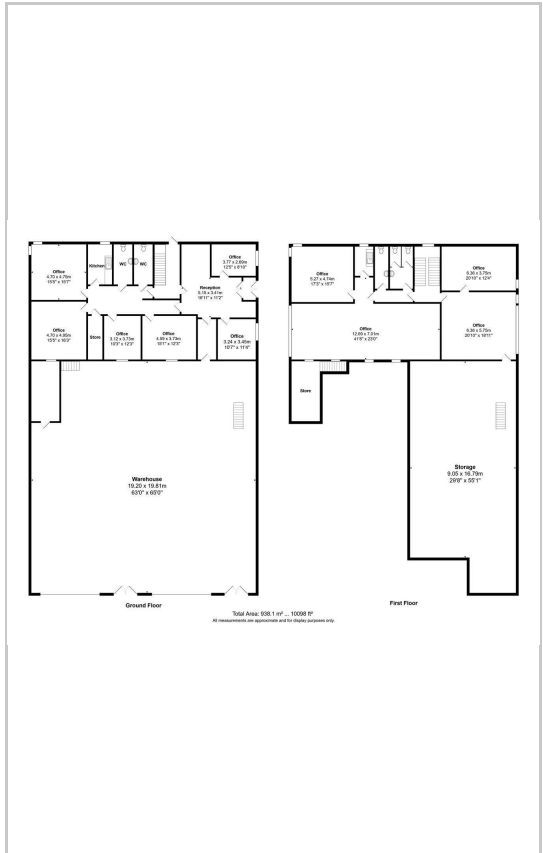
Accommodation: Warehouse and storage 4,095 sq ft with mezzanine floor over part 1635 sq ft office space arranged over two floors 3,894 sq ft. The warehouse is accessed via 2 x roller shutter doors. Car parking for 6.



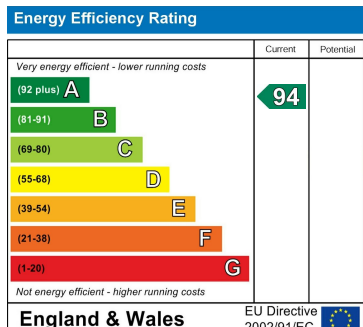
## Area Map



## Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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