



# vertex

BUSINESS PARK

Emersons Green, Bristol BS16 7LB

- > Modern detached industrial unit with large secure yard
- > 34,008 sq ft
- > Excellent road connectivity

Unit 4  
To let



Available now

**Vertex Business Park is located in Bristol's premier out-of-town business destination at Emersons Green, this established and highly accessible commercial location offers exceptional connectivity.**

The property benefits from direct access to the A4174 Ring Road, providing rapid connections to:

- The M32, linking to Bristol City Centre (approximately 8.5 miles)
- Junction 19 of the M4 (approximately 4 miles south-east)
- The M4/M5 interchange (approximately 7 miles)



## Travel Distances

### Road

M32/M4 J19	4 miles
M4/M5 Interchange J20	7 miles
M4 J18	7.5 miles
Bristol City Centre	8.5 miles
Bath City Centre	13 miles

### Rail

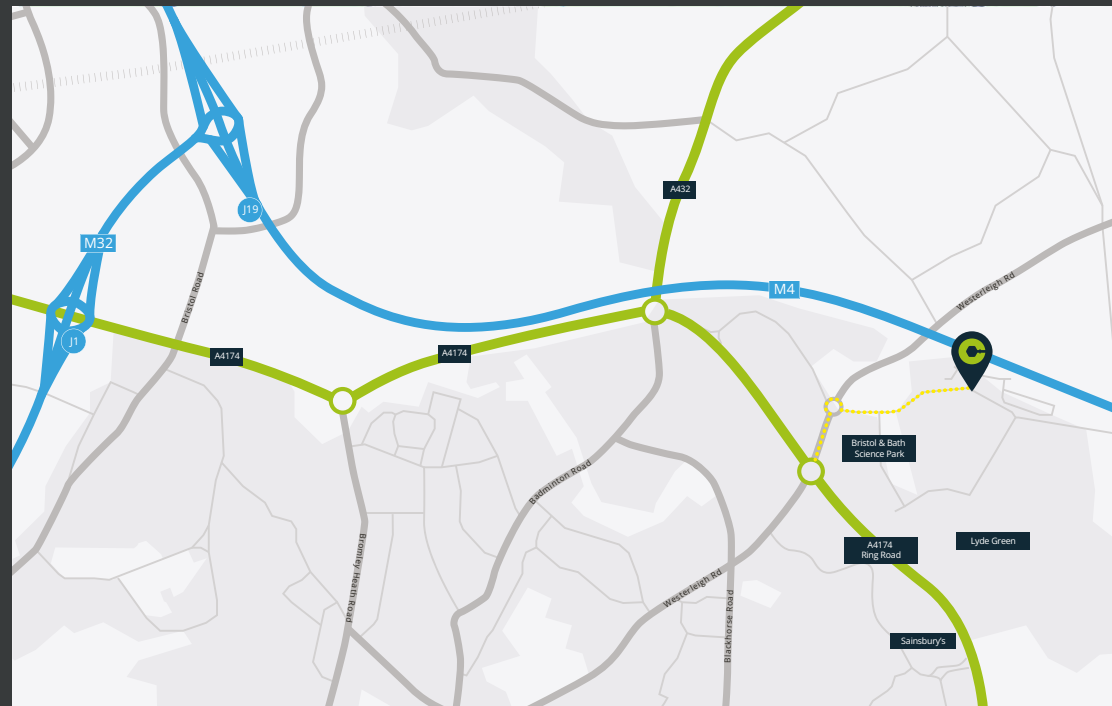
Bristol Parkway	3.5 miles
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### Airport

Bristol International	19 miles
Heathrow	99 miles

### Port

Avonmouth and Portbury Docks	14.5 mile
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LONDON

M4

BRISTOL/M32

BRISTOL/M32

dpd

UNIT 4

exacta  
technologies

SCREWFIX

JENNER BOULEVARD

LYDE GREEN

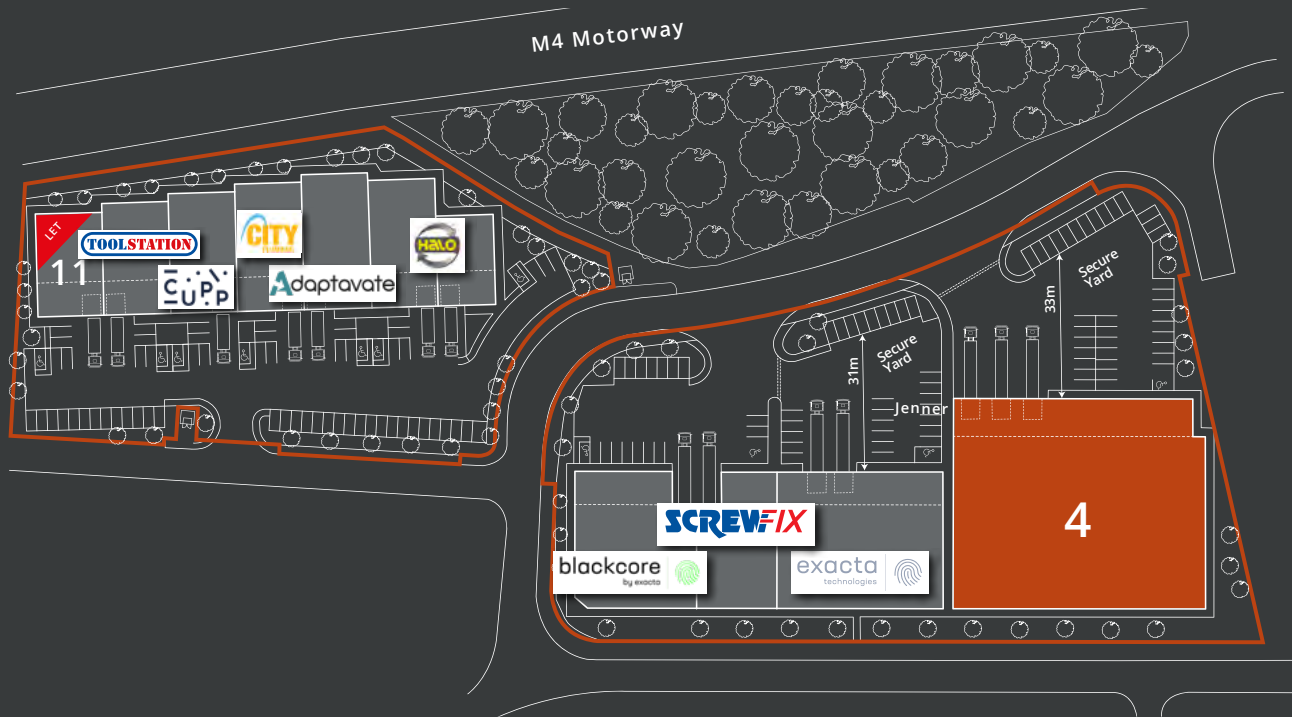
# 34,008 sq ft (3,159 sq m) detached trade/warehouse/industrial unit

## Specification

Flexible unit with fully fitted first floor office for occupier to undertake their own fit out to suit their specific occupational needs.

Unit	Ground Floor	First Floor	Total
4	28,680	5,328	34,008

All areas are measured on a GEA sq ft basis.



 <p>Fitted office and reception</p>	 <p>Comfort cooling/heating</p>	 <p>Raised floor</p>
 <p>Shower Facilities</p>	 <p>WCs</p>	 <p>Kitchenette</p>
 <p>8.4m clear internal height</p>	 <p>3 x Electric loading doors</p>	 <p>50kN sq m floor loading</p>
 <p>33m secure gated yard</p>	 <p>250 kVA power supply</p>	 <p>Passenger lift</p>
 <p>Photovoltaic panels</p>	 <p>24/7 access available</p>	 <p>Electric car charging points</p>

# Sustainability

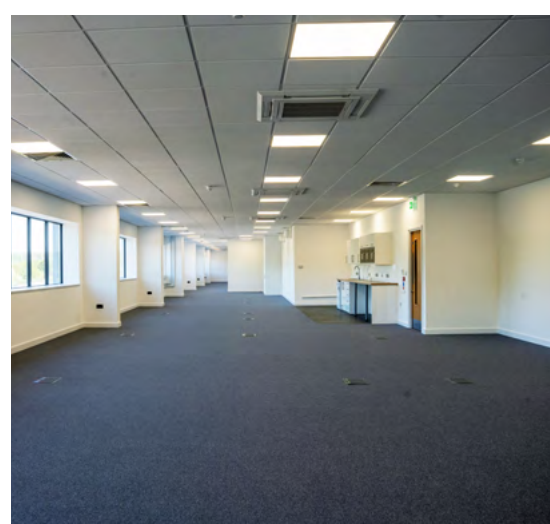
The building benefits from modern construction technologies which lighten its environmental impact and will reduce the costs of occupation.

## The building benefits from:

- Photovoltaic panels
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- EPC A rating







# vertex BUSINESS PARK

## Terms

The unit is available by way of a new fully repairing and insuring lease, on terms to be agreed.

## Planning

B2 and B8 (industrial and warehouse) uses.

## VAT

VAT will be charged on the rent at the prevailing rate.

## Legal costs

Each party is responsible for its own legal costs incurred.

## Business rates

The rateable value is yet to be assessed. Interested parties are advised to contact the Valuation Office Agency with regards to rates.

## Anti Money Laundering

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

## Energy Performance Certificate

EPC 'A' rating.

## Chancerygate Investment Property Limited

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

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted, June 2026.

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