



**Modern Warehouse / Research & Development Facility**  
Unit A3 Ashville Park  
Short Way  
Thornbury  
Bristol  
BS35 3UU

**4,163 sq ft (386.80 sq m) GIA**

- Located within the Ashville Park development on Thornbury Industrial Estate.
- 4 Parking Spaces.
- Good access to northern Bristol and South Gloucestershire.

## LOCATION

Unit A3 is located within the Ashville Park development on Thornbury Industrial Estate, which lies immediately south of Thornbury town centre. The building is prominently located and visible via Short Way.

There is easy access to the M4/M5 Motorway interchange, north of Bristol and lying 5 miles south of the property.

## DESCRIPTION

The property comprises an end of terrace warehouse building incorporating metal profile cladding walls supporting a pitched roof and including double-glazed pvc coated aluminium framed glazing units. There is a motorised roller shutter door, concrete apron, and car parking for six cars.

The property has been adapted for research and development use and incorporates :-

- High quality ground floor lab / R&D space.
- High quality first floor office accommodation
- Ground floor welfare areas: WC and shower
- Suspended ceilings with recessed LED lighting
- Vinyl covered/carpeted flooring
- Kitchenette / break out area
- Anti-static flooring to part
- 3 phase power

\* Plant at the front of the building can be removed.

## FURTHER INFORMATION

Should you require further information please contact:

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

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

## ACCOMMODATION

	Sq M	Sq Ft
Ground Floor	271.78	2,925
First Floor	115.02	1,238
Total	386.80	4,163

## BUSINESS RATES

Rateable Value £45,000

Description "warehouse and premises"

Perspective tenants should make their own enquires as to rates payable.

## TERMS

The property is offered by way of an FRI lease of terms to be agreed.

## Quoting Rent

Rent on Application.

## PLANNING

The property has an original consent for B1, B2 and B8 uses dating from March 2005.

## EPC

The building has an EPC rating of D.

## VAT

All terms quoted are exclusive of VAT as applicable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VIEWINGS

To be arranged with the agents.

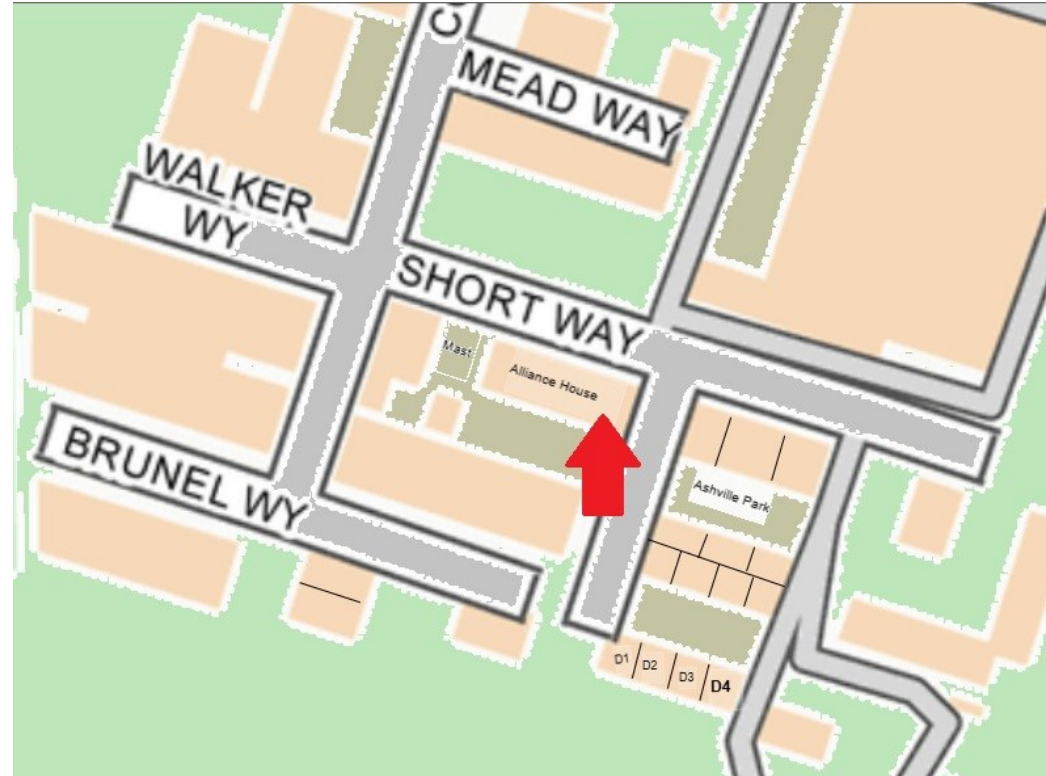
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**SUBJECT TO CONTRACT**



### IMPORTANT INFORMATION

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August 2025

Carter Jonas