



New Retail & Trade Park Development

Longwell Green | Bristol | BS30 7DA

longwell
green

The proposed development is located in Longwell Green, a suburb of East Bristol, approximately 6 miles to the east of Bristol City Centre and 9 miles to the west of Bath.



The wider scheme sits adjacent to the A4174 Avon Ring Road with access via Marsham Way & Aldermoor Way and Aldermoor Lane. Junction 1 of the M32 the connection to the M4 is approximately 7 miles to the north with the A4 Bristol - Bath Road approximately ¼ mile to the South.

Within the scheme commercial vehicle traffic will access & exit via Aldermoor Lane with all other traffic via either Aldermoor Lane/Aldermoor Way.

The scheme will provide an extension to the existing and long established Retail Park which incorporates a mix of established occupiers including.



Retail

ASDA

NEW LOOK

Trade/
Roadside

SCREWFIX

C E F

M&S

Wickes

carpetright.

TOOLSTATION

**LOK'n
STORE**
Self Storage

next

LIDL

currys

halfords

COSTA

B&Q

dfs

SMYTHS

HUWS & GRAY

SUBWAY

The development will be divided into a number of Zones comprising.

Longwell Green Trade Park[®]

A development of 5 new Breeam Excellent shell finished Trade Units fronting the internal estate road and backing on to Marsham Way offering the following.

Unit 1	Under Offer	16,700 sq ft on 2 acres
Unit 2	Under Offer	6,000 sq ft
Unit 3	Available	5,000 sq ft
Unit 4	Under Offer	5,000 sq ft
Unit 5	Under Offer	5,000 sq ft

Longwell Green Retail Park[®]

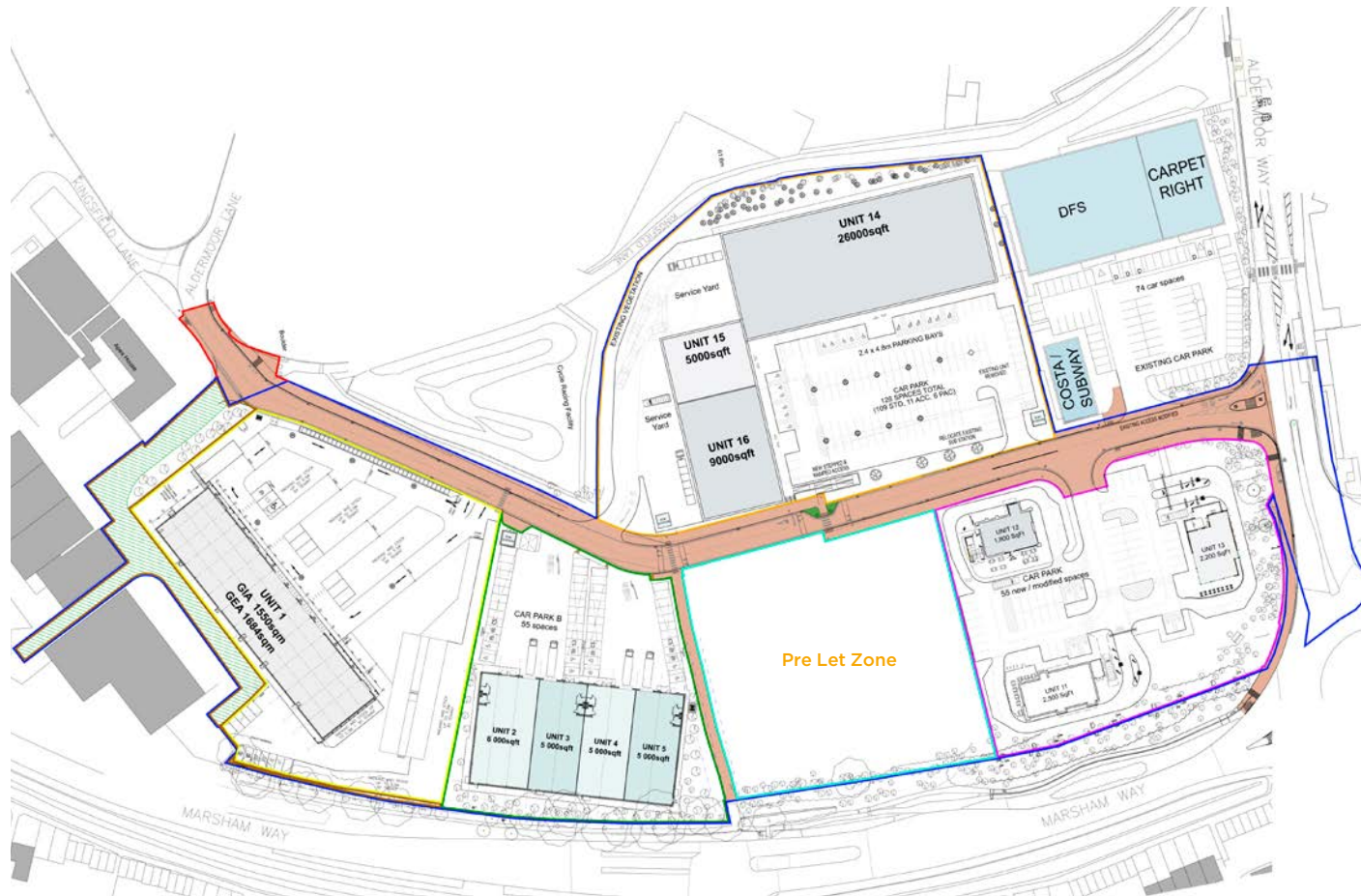
A development of 3 Drive Thru's located on the plot at the entrance to the scheme and on the corner of Marsham Way / Aldermoor Way together with of 3 Breeam Excellent Retail Warehouse buildings in an " L " shaped configuration and located adjacent to DFS , Carpetright & Costa / Subway.

The indicative areas are as follows.

Unit 12	Drive Thru	3,000 sq ft
Unit 13	Drive Thru	3,000 sq ft
Unit 14	Drive Thru	1,800 sq ft
Unit 15	Retail Warehouse	25,000 sq ft
Unit 16	Retail Warehouse	6,000 sq ft
Unit 17	Retail Warehouse	15,000 sq ft

Pre Let Zone[®]

A further Plot of approx. 1.78 acres located between the Trade and Drive Thru Zones which is available on a Pre Let basis and suitable for either further Retail, Trade or Roadside Uses.





Development of new buildings to serve in classes E, B2, B8, C1 including drive through restaurants.

Tenure

The buildings are offered by way of New Full Repairing and insuring leases for terms of not less than 15 years to incorporate 5 yearly upward only rent reviews to the greater of the passing , open market rental or annual compound CPI to a minimum of 2% and maximum of 5% pa

Planning

Outline Consent has been obtained from South Gloucestershire Council (P20/22431/O) for the demolition of the existing and erection of new buildings to serve in classes E,B2,B8,C1 including drive through restaurants (sui generis) together with the construction of the internal estate road, car parking , servicing areas and associated infrastructure..



Anti-Money Laundering

As part of our obligations under the UK Money Laundering Regulations 2017, prospective tenants & purchasers will be required to provide any required information (financial / proof of identity) at the point Heads of Terms are agreed to satisfy the Anti-Money Laundering Act regulations.

Legal Costs

Each party will be responsible for their own legal costs.





Aldermoor Way

Pre Let Zone

Marsham Way

Units 2-5

Unit 1

Aldermoor Way

Aldermoor Lane



Viewing/ Further Information

For further information,
please contact the joint agents.

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. AK/CSP Hollister HD2490 01/24



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