

# TO LET

Units range from 4,188 to 33,928 sq ft

A development of new Warehouse/Industrial units



Under  
construction

Available  
Q1 2019



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

CGI of Units 1-3

LYDE GREEN | EMERSONS GREEN | BRISTOL | BS16 7LB

Chancerygate 



**vertex**  
BUSINESS PARK



High quality business units  
within a business park environment  
with tree lined boulevards and  
generous landscaped areas

Vertex Park is located at Emersons Green, Bristol's flagship out of town business destination

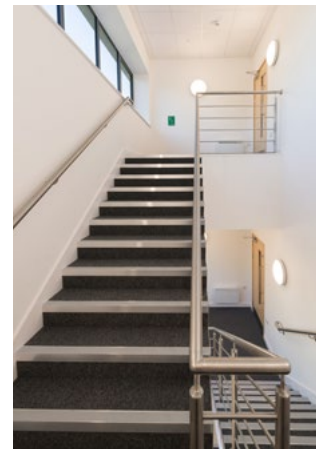


CGi of Units 1-3

# UNITS 1-4



CCI of Unit 4



Examples of similar developments by Chancerygate

## Accommodation Areas are approximate on a GEA basis

Unit	Ground floor area (sq ft)	First floor area (sq ft)	TOTAL (sq ft)
1	8,590	2,379	10,969
2	5,522	1,561	7,083
3	12,390	3,251	15,641
4	28,654	5,274	33,928
<b>TOTAL AREA</b>			<b>67,621</b>

## Planning Use

B2 and B8 (industrial and warehouse uses)

## Warehouse Specification

- 8.4m minimum clear internal heights
- Full height electric loading doors
- Units 1 & 2 have recessed loading doors
- 37.5kN per sq m floor loading units 1-3
- 50kN per sq m floor loading unit 4
- Unit 3 has a 31m deep private yard
- Unit 4 has a 33m deep private yard

## First Floor Office Specification

- Suspended ceilings and recessed lighting
- Carpets
- Raised floor to unit 4
- Passenger lift to units 1, 3 and 4
- Tea point
- VRF ceiling mounted comfort cooling
- Ground floor disabled WC / shower room
- Ground and first floor WCs
- Fire alarm

# UNITS 5-11



## Accommodation Areas are approximate on a GEA basis

Unit	Ground floor area (sq ft)	First floor area (sq ft)	TOTAL (sq ft)
5	3,025	1,163	4,188
6	4,758	1,302	6,060
7	5,048	1,302	6,350
8	4,758	1,302	6,060
9	4,478	1,302	5,780
10	4,198	1,302	5,500
11	3,972	1,335	5,307
<b>TOTAL AREA</b>			<b>39,245</b>

## Planning Use

B2 and B8 (industrial and warehouse uses)

## Warehouse Specification

- 7.7m to 8.5m minimum clear internal heights
- Full height electric loading doors
- 37.5kN per sq m floor loading
- Ability to combine units

## First Floor Office Specification

- Suspended ceilings and recessed lighting
- Carpets
- Tea point
- VRF ceiling mounted comfort cooling
- Ground floor disabled WC / shower room
- First Floor WC
- Fire alarm



Examples of similar developments by Chancerygate

## Green Credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation.

The scheme will ensure a minimum 12% decrease in CO<sub>2</sub> emissions over 2010 Buildings Regulations. As a result occupation costs to the end user will be reduced.

### The green initiatives will include:

- Low air permeability design
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking
- Photovoltaic cells to unit 4



## Terms

The units are available to let on an FRI lease on terms to be agreed.





## Location

Vertex Business Park is located 4 miles to the South East of Junction 19 of the M4 motorway, 7 miles from the M4/M5 motorway interchange and 8.5 miles from Bristol city centre.

Emersons Green is located on the North Eastern perimeter of Bristol and has been the focus of extensive development activity in recent years with the construction of approximately 2,800 homes and a neighbourhood retail centre.

Emersons Green is home to the Bristol and Bath Science Park which includes the highly acclaimed Innovation Centre (including The National Composite Centre). The location is further underpinned by Emerald Park East, Harlequin and Brook Office Parks and the Sainsbury's regional distribution centre, providing a substantial critical mass of office and industrial accommodation.

Vertex Business Park will sit within an area recognised as the flagship employment location in North Bristol offering a broad range of opportunities that build on the existing mix of small and medium office developments, light industrial, warehousing and logistics alongside the adjoining new residential community.





SAT NAV  
REFERENCE:  
**BS16 7LB**

**More information available through the joint agents:**



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**Travel distances**



**BY ROAD:**

M32/M4 J19	4 miles/10 mins
M4/M5 Interchange J20	7 miles/15 mins
M4 J18	7.5 miles/18 mins
Bristol City Centre	8.5 miles/20 mins
Bath City Centre	13 miles/34 mins



**RAILWAY STATIONS:**

Bristol Parkway	3.5 miles/10 mins
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**AIRPORTS:**

Bristol International	19 miles/47 mins
Heathrow	99 miles/1 hr 40



**PORTS:**

Avonmouth and Portbury Docks	14.5 miles/23 mins
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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. April 2018.