

# Unit 4, Hemmingway Centre

WAREHOUSE / INDUSTRIAL / TRADE COUNTER

3,015 sq ft (280.1 sq m)

Brunel Way  
Thornbury  
South Gloucestershire  
BS35 3UR

- Mid terrace warehouse / industrial / trade counter unit.
- Warehouse incorporating integral ground floor lobby / office, kitchenette and WC's.
- 5.6m eaves height, rising to 6m at the apex.
- Full height electric ground level loading door, measuring 4.6m in height and 4.3m in width.
- 5 demised car parking spaces.
- Situated on a well-established Industrial estate within Thornbury.
- The A38 links Junction 16 with Junction 14 of the M5 Motorway and Bristol.



## CONTACT US

**PHILIP CRANSTONE**  
Director  
+44 (0)7717 587 726  
philip.cranstone@cbre.com

**ALEX QUICKE**  
Senior Surveyor  
+44 (0)7867 193 908  
alex.quicke@cbre.com

**KIRAN NAIDOO**  
Apprentice Surveyor  
+44 (0)7901 324 120  
kiran.naidoo@cbre.com

**CBRE OFFICES**  
Floors 13 & 14 Clifton Heights  
Triangle West  
Clifton, Bristol BS8 1EJ

# Unit 4, Hemmingway Centre

## PROPERTY OVERVIEW

### DESCRIPTION

- Mid terrace warehouse / industrial / trade counter unit.
- Concrete frame construction with brick and steel profile sheet cladding.
- Steel profile roof coverings with 10% translucent roof panels.
- Warehouse incorporating integral ground floor lobby / office, kitchenette and WC's.
- Modern racking & mezzanine system currently in-situ, available with or without.
- 5.6m eaves height, rising to 6m at the apex.
- Full height electric ground level loading door, measuring 4.6m in height and 4.3m in width.
- 5 demised car parking spaces.

### SERVICES

We understand that mains services are provided to the property and include water, drainage, gas and three phase electricity.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

UNIT 4	SQ M	SQ FT
Warehouse	252.0	2,713
Office and Ancillary	28.1	302
Mezzanine	81.7	879
<b>Total (Excluding Mezzanine)</b>	<b>280.1</b>	<b>3,015</b>
<b>Total (Including Mezzanine)</b>	<b>361.7</b>	<b>3,894</b>

## ENERGY PERFORMANCE

The property has been given an Energy Performance Certificate (EPC) of E (115).

A full EPC is available upon request.



Industrial | For Lease

# Unit 4, Hemmingway Centre

Brunel Way  
Thornbury  
South Gloucestershire  
BS35 3UR

## PROPERTY OVERVIEW



TYPICAL CLEARED UNIT



# Unit 4, Hemmingway Centre

---

## FURTHER INFORMATION

### PLANNING

The property is currently used for B8 Storage and Distribution purposes. We anticipate the unit would also be suitable for Class B1 Offices (Now Class E (g)), B2 Industrial Processes uses.

Interested parties are advised to make their own enquiries with the Local Planning Authority in respect of the current permitted use and their proposed use.

### RATEABLE VALUE

The property is listed on the Valuation List 2023 as Warehouse and Premises, with a Rateable Value of £23,750.

Prospective occupiers are advised to make their own enquiries of the Local Rating Authority to establish the position in respect of any upcoming changes to this and any associated Transitional Relief benefits.

### ESTATE SERVICE CHARGE

An Estate Service Charge and Building Insurance may be payable, towards the management and maintenance of common parts.

### TENURE

The property is held by way of an existing Full Repairing and Insuring (FRI) Lease, expiring on 26<sup>th</sup> October 2026.

The property is available by way of an assignment, or a new FRI sublease excluded from the Landlord & Tenant Act 1954, subject to status.

### RENT

Available upon application.

### VAT

All figures are quoted exclusive of VAT which will be charged at the prevailing rate.

### LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

### 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.

---

Industrial | For Lease

# Unit 4, Hemmingway Centre

Brunel Way  
Thornbury  
South Gloucestershire  
BS35 3UR

## LOCATION BS35 3UR

### SITUATION

- Located within a modern, well-established industrial estate.
- Situated on a well-established Industrial estate within Thornbury.
- Brunel Way connects to Midland Way via Cooper Road, Midland Way then in turn connects to the A38.
- The A38 links Junction 16 with Junction 14 of the M5 motorway and Bristol.

### TRAVEL DISTANCES

- Thornbury town centre - 0.6 miles (1.0 km)
- Junction 14 of the M5 motorway - 5.2 miles (8.3 km)
- Junction 16 of the M5 motorway - 5.0 miles (8.1 km)
- Bristol City Centre - 11.1 miles (17.8 km)
- Avonmouth - 14.4 miles (23.1 km)
- Gloucester - 28.3 miles (45.6 km)

### CONTACT US

#### PHILIP CRANSTONE

Director  
+44 (0)7717 587 726  
philip.cranstone@cbre.com

#### ALEX QUICKE

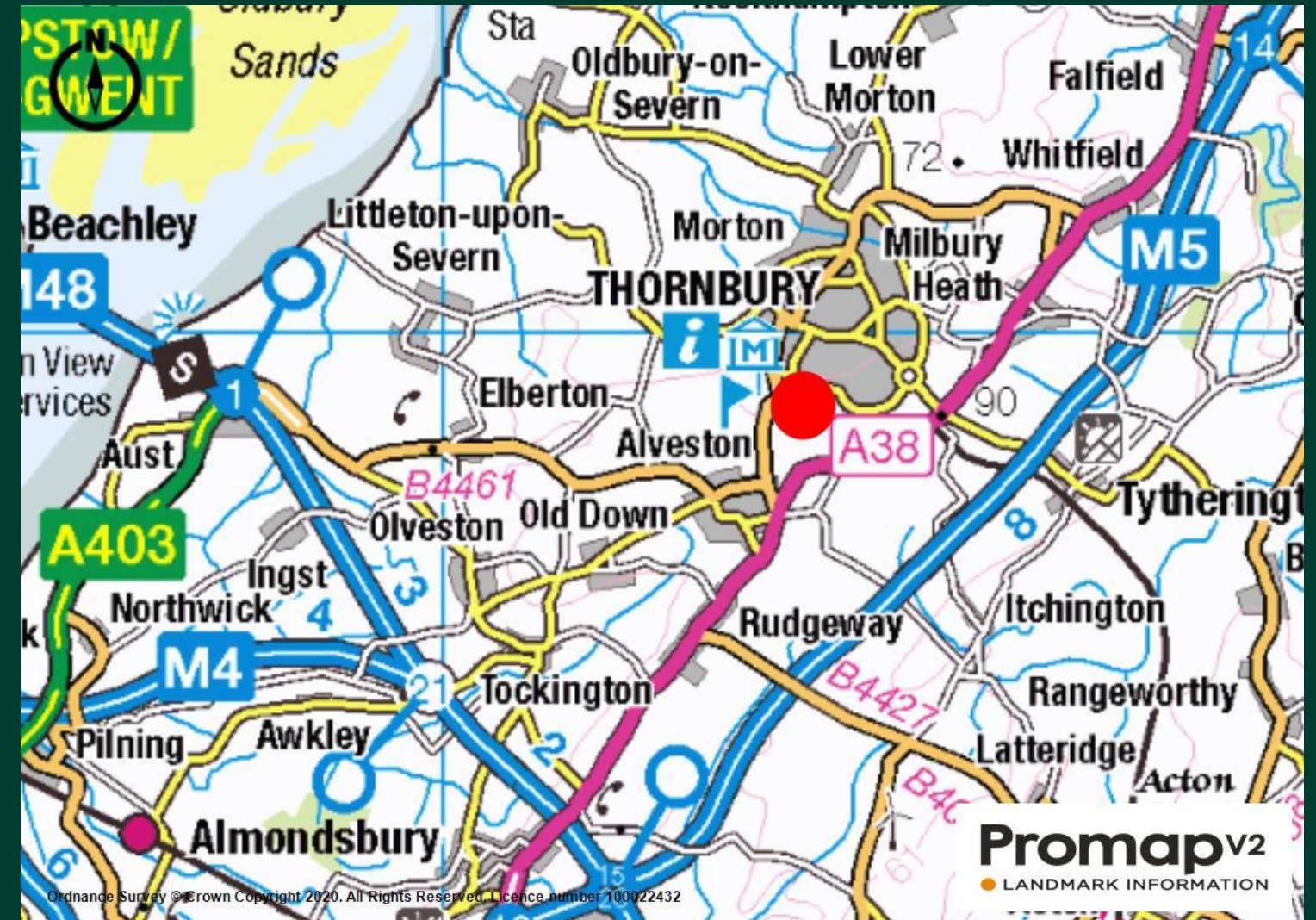
Senior Surveyor  
+44 (0)7867 193 908  
alex.quicke@cbre.com

#### KIRAN NAIDOO

Apprentice Surveyor  
+4 (0)7901 324 120  
kiran.naidoo@cbre.com

#### CBRE OFFICES

Floors 13 & 14 Clifton Heights  
Triangle West  
Clifton, Bristol BS8 1EJ



© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.com

**CBRE**