



ENTERPRISE PARK

UWE BRISTOL

LONG DOWN AVENUE | STOKE GIFFORD | BS34 8QZ

SCALE QUALITY FLEXIBILITY

- c.5,000 sq ft (465 sq m) – 124,274 sq ft (11,545 sq m) net approx. - To Let
- Exceptionally high quality offices
- Single floors up to 41,667 sq ft (3,871 sq m) net approx
- Highly flexible lease terms
- Excellent onsite car parking provision

www.enterprise-park.co.uk



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ENTERPRISE PARK

KEY FEATURES

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1 AND 2 ENTERPRISE PARK, UWE BRISTOL OFFER HIGH SPECIFICATION OFFICE ACCOMMODATION TOGETHER WITH LABORATORY SPACE ARRANGED IN TWO MODERN SELF-CONTAINED BUILDINGS. KEY FEATURES OF THE ACCOMMODATION ARE AS FOLLOWS:

- Flexible range of space available to suit individual requirements from c.5,000 sq ft (465 sq m) up to c.124,274 sq ft (11,545 sq m) net approx
- High quality landscaped environment
- 1 Enterprise Park incorporates a prestigious entrance with full height internal building atrium
- High quality specification incorporating fully accessible raised floors and low velocity chilled beam cooling/heating system
- 440 onsite car parking spaces
- 2 passenger lifts and 1 goods lift serving all floors
- Ground floor shower facilities
- Highly flexible lease terms available



"440 ONSITE
PARKING SPACES"

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LOCATION

LOCATED FOR SUCCESS

1 AND 2 ENTERPRISE PARK FORM PART OF THE UWE BRISTOL CAMPUS LOCATED JUST OFF JUNCTION 1 OF THE M32 IN NORTH BRISTOL.

Enterprise Park forms part of a highly successful well established business location situated approximately 5 miles north of Bristol city centre and within approximately 1.5 miles of junction 19 of the M4 motorway giving excellent access out into the wider national motorway network.

In addition, Enterprise Park is adjacent to the MOD procurement HQ at Abbey Wood, Filton Abbey Wood station and within approximately 1.5 miles of Bristol Parkway Station which offers a variety of links across the country.

In addition to UWE and the MOD, other major nearby office occupiers include Babcock, Motability Finance, Thales and Boeing.

A wide range of amenities are available in close proximity at the Abbey Wood Retail Park, Cheswick Village and the Stoke Gifford District Centre, all of which are within approximately 0.5 miles.

Enterprise Park is well served by public transport with easy access to bus routes and mainline railway links at Filton Abbey Wood and Bristol Parkway stations within a short distance.





ENTERPRISE PARK

AERIAL



Leisure

- 1 Holiday Inn Health Club & Spa
- 2 Holiday Inn Express

Retail

- 3 Sainsburys
- 4 The Range / Lidl

Companies

- 5 MOD Abbey Wood
- 6 Friends Life

7 Abbey Wood Shopping Park

- ASDA
- B&M
- Brantano
- DW Sports
- Matalan
- Next Clearance
- Pets at Home
- Poundland
- Snap Fitness
- ASDA
- Bella Italia
- Costa Coffee
- Nando's
- Frankie & Benny's
- McDonald's
- Subway





ENTERPRISE PARK

PARK OVERVIEW

EXCEPTIONAL QUALITY

ENTERPRISE PARK OFFERS SOME OF THE LARGEST OFFICE FLOOR PLATES AVAILABLE IN BRISTOL WITH SINGLE FLOORS UP TO C. 41,667 SQ FT (3,871 SQ M) NET APPROX. EQUALLY THE AVAILABLE SPACE CAN BE EASILY SUB DIVIDED TO SUIT SMALLER REQUIREMENTS.

The buildings were constructed and occupied in the late 1990s and offer very high quality accommodation available on very flexible lease terms.

The park comprises a secure ring fenced site with excellent allocated onsite car parking provision in an attractive landscaped environment.

CAR PARKING

Enterprise Park benefits from 440 allocated surface car parking spaces.



"ENTERPRISE PARK OFFERS SOME OF THE LARGEST OFFICE FLOOR PLATES AVAILABLE IN BRISTOL"

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1 EP ENTERPRISE PARK

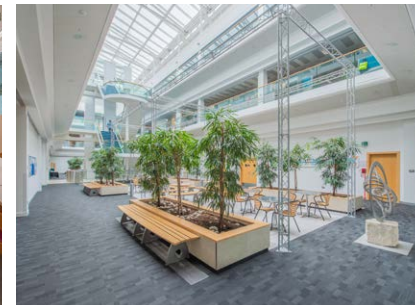
1 Enterprise Park is arranged over 3 floors and totals c.124,274 sq ft (11,545 sq m) net approx. of high specification office accommodation. The building was originally commissioned and occupied by HP and has subsequently been brought into the UWE Bristol campus.

The building offers a uniform rectangular floor plate which is highly efficient from an occupancy perspective but which also offers flexibility for division into smaller self-contained parts. The building offers the following specification:

- The building benefits from a central atrium measuring 12m wide by 20m high with a glazed roof
- Fully self-contained individual suites can be offered from c.5,000 sq ft (465 sq m) up to c.124,274 sq ft (11,545 sq m) net approx
- Impressive reception area
- Fully accessible raised floor throughout
- Suspended ceiling throughout
- The building M&E incorporates a low velocity chilled beam cooling/heating system
- The building offers displacement ventilation via floor grills and ceiling plenums together with perimeter radiators



"FLEXIBLE NEW
LEASES AVAILABLE"



"IMPRESSIVE
RECEPTION AREA"

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UP TO 124,274 SQ FT TO LET

1 ENTERPRISE PARK ACCOMMODATION & FLOOR PLANS

The building provides the following accommodation

Floor	SQ FT	SQ M
Ground	41,123	3,820
First	41,484	3,854
Second	41,667	3,871
Total	124,274	11,545

All floor areas represent approximate net internal areas assuming a single letting and will vary in the event that floors are divided to meet smaller specific occupier requirements. Areas subject to joint onsite measurement.

ONSITE AMENITIES

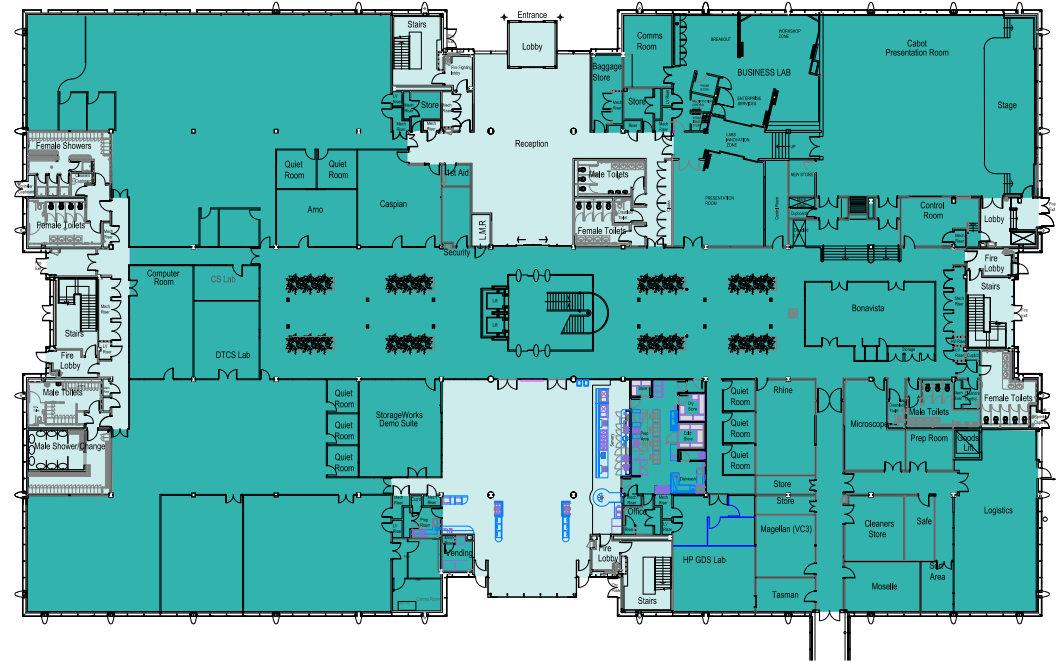
The ground floor of 1 Enterprise Park incorporates a number of shared amenities which are available to occupiers by separate arrangement including use of the fully catered on site canteen and the onsite auditorium/presentation area.

CAR PARKING

A total of 440 allocated onsite car parking spaces are available with 1 and 2 Enterprise Park.

1 ENTERPRISE PARK
- 1EP FLOOR PLANS

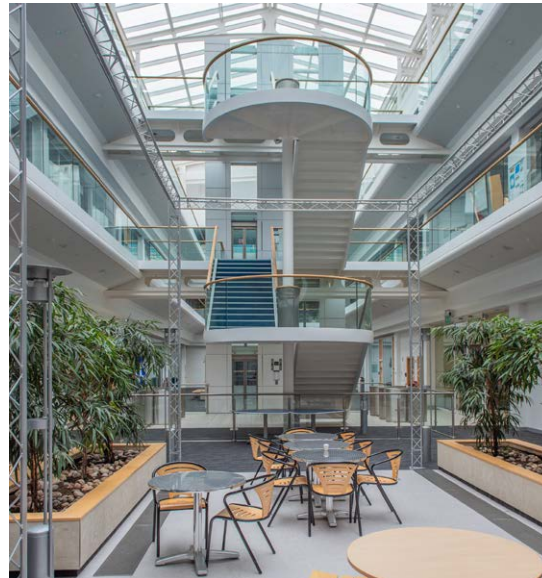
GROUND FLOOR



1EP ENTERPRISE PARK

1 ENTERPRISE PARK

- 1EP GALLERY



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2 Enterprise Park comprises a high specification office/laboratory and electrical lab testing facility arranged over 2 floors.

The property is available as a whole or in parts and provides the following specification:

- Steel framed construction with metal face non-combustible insulated cladding façade
- Suspended ceilings to the first floor with ceiling mounted services
- Fully accessible raised floor throughout
- One passenger lift in the main core
- Heating via low temperature hot water heating system with mixed mode cooling and air conditioning system
- The available accommodation lends itself to a variety of uses including laboratory and office use

2 ENTERPRISE PARK



“HIGH SPECIFICATION
OFFICE/LABORATORY
AND ELECTRICAL LAB
TESTING FACILITY”



“STEEL FRAMED
CONSTRUCTION”

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FLOORS FROM **10,710 SQ FT TO LET**

**2 ENTERPRISE PARK
 ACCOMMODATION & FLOOR PLANS**

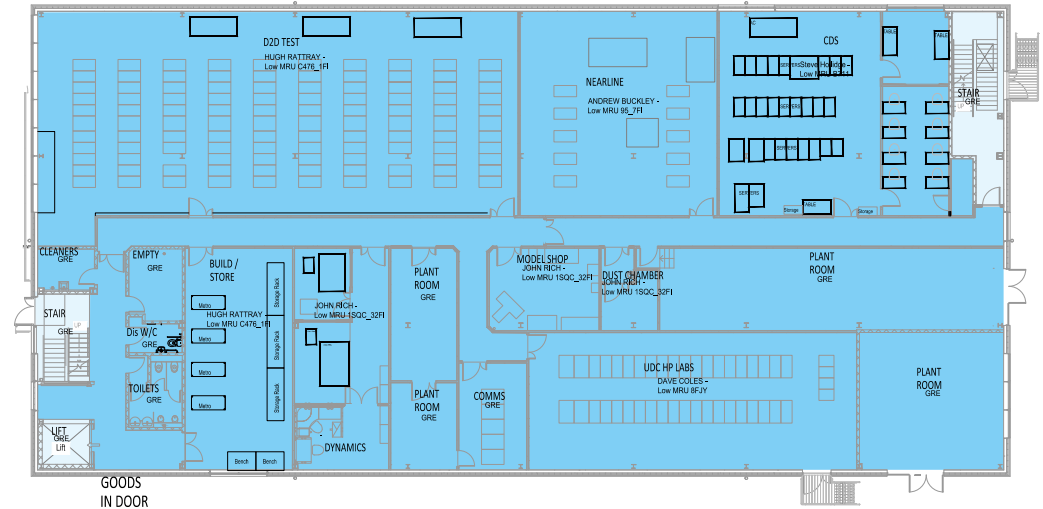
The building provides the following accommodation

Floor	SQ FT	SQ M
Ground	10,710	995
First	12,852	1,194
Total	23,562	2,189

All floor areas represent approximate net internal areas assuming a single letting. Total areas may vary if the accommodation is split to accommodate smaller requirements. Areas subject to joint onsite measurement.

2 ENTERPRISE PARK
 - 2EP FLOOR PLANS

GROUND FLOOR

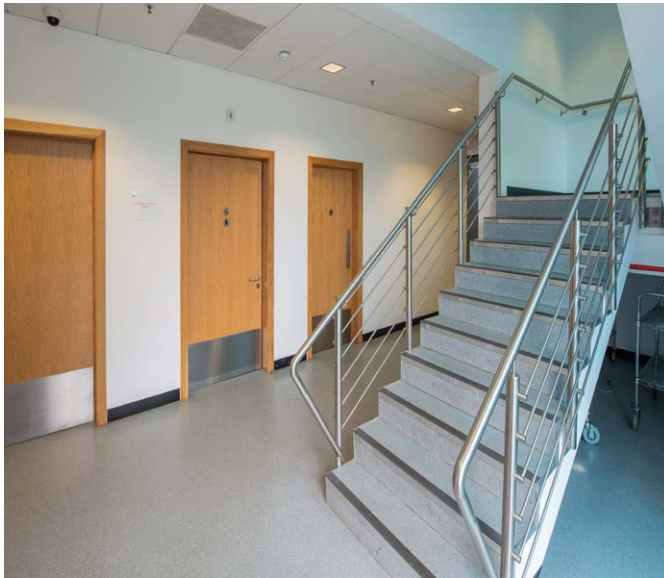


2EP ENTERPRISE PARK



2 ENTERPRISE PARK

- 2EP GALLERY



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ENTERPRISE PARK

FURTHER INFORMATION

SERVICES

We are advised that all mains services are connected to the premises and confirm that we have not tested any service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

PLANNING

We are informed that the buildings benefit from planning consent for business uses within Class B1 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

TERMS

Both properties are available by way of flexible new leases for a term to be agreed. Our client will consider short term lettings of the available accommodation as a whole or in part.

RENT

Upon application.

BUSINESS RATES

Interested parties should make their own enquiries to South Gloucestershire District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

VAT

VAT will be payable on rent and service charge.

EPC

1 Enterprise Park EPC: D(79)

2 Enterprise Park EPC: B(50)

VIEWING ARRANGEMENTS / FURTHER INFORMATION

For further information, or to arrange an inspection, please contact:

Simon Price

0117 317 1084

Tom Dugay

0117 317 1094

Rebecca Harries

0117 317 1086

www.enterprise.co.uk

SUBJECT TO CONTRACT

Important Notice These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. November 2019

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