

NORTH SOMERSET'S PREMIER BUSINESS LOCATION



SAT NAV: BS21 6ST

A WELL MANAGED ENVIRONMENT

Through an estate service charge, occupiers will benefit from a long term management strategy covering landscaping, roads, lighting and CCTV to common areas.

TERMS & CONDITIONS

Completed buildings are available to rent or purchase. Contact the joint agents for terms or to arrange a viewing.

CLEVEDON ON
BUSINESS PARK
JUNCTION 20 M5

alderking
PROPERTY CONSULTANTS
0117 317 1000
www.alderking.com

Andrew Ridler
Tel: 0117 317 1071
Fax: 0117 317 1001
Email: aridler@alderking.com

WGH
WILLIAMS • GUNTER • HARDWICK
CHARTERED SURVEYORS
0117 922 1222
www.wghproperty.co.uk

Malcolm Gunter
Tel: 0117 922 1222
Fax: 0117 922 5722
Email: malcolm@wghproperty.co.uk

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ST.MODWEN
www.stmodwen.co.uk 0117 316 7780

Bespoke Office/Industrial/Distribution Buildings
5,000 sq ft to 170,000 sq ft on 22 acres

www.clevedonbp.co.uk

ST.MODWEN

CLEVEDON BUSINESS PARK

A NEW 330,000 SQ FT OFFICE AND WAREHOUSING SCHEME ON 22 ACRES

- ONLY 1 MILE FROM JUNCTION 20, M5, AND 12 MILES SOUTH OF BRISTOL
- OPPOSITE THE ESTABLISHED KENN BUSINESS PARK
- OUTLINE PLANNING CONSENT FOR 330,000 SQ FT OF B1, B2 AND B8 ACCOMMODATION
- LOCAL OCCUPIERS INCLUDE NORTH SOMERSET COUNCIL, NHS TRUST, COMET, GORDANO PACKAGING AND POLYMERIC COMPOSITES



“ It was a pleasure to work with St. Modwen in the delivery of our Gloucester distribution facility – it was completed on time and to budget and far exceeded our expectations for this project. ”

Andy Downton,
Managing Director,
C M Downton Ltd.



INDICATIVE SCHEME LAYOUT

Indicative building sizes are shown below although exact occupier requirements can be incorporated into the scheme layout.

	Site acres	Total GIA ft ²
BUILDING A	9.9	169,532 (15,749m ²)
BUILDING B	3.0	50,084 (4,653m ²)
BUILDING C	1.1	13,929 (1,294m ²)
BUILDING D	1.9	27,803 (2,583m ²)
BUILDING E	1.4	19,763 (1,836m ²)
BUILDING F (IN FOUR BUILDINGS)	1.7	34,401 (3,196m ²)

ABOUT ST. MODWEN

St. Modwen has over 30 years experience in regeneration and property development over which time we have amassed a land bank of over 5,500 developable acres. Our portfolio of more than 160 projects covers the entire property spectrum and we are a major provider of new business accommodation throughout the UK.

For more information, visit our website at www.stmodwen.co.uk

