Coming soon. Phase Two of the acclaimed Harlequin Office Park.

Situated in a highly prominent position on the A4174 adjacent to the M4 motorway, Harlequin Office Park is strategically placed providing excellent access to the motorway and rail network.

The park is approximately 2 miles from J1 of the M32 and 5 miles from the M4/M5 interchange. There is also easy access to Bristol Parkway railway station and MOD Abbeywood.

Harlequin Office Park is now an established office location with occupiers on the park including MITIE Group and Avon & Somerset Constabulary.

Other key occupiers in Emersons Green include Assystem, HFT and South Gloucestershire Primary Care Trust.

In addition, there is a nearby district centre offering a range of shops, supermarket and a bank. There are a number of hotels and restaurants in the vicinity.

The nearby Bristol & Bath Science Park provides meeting room and conference space and onsite cafe.
Harlequin Office Park occupies a high profile location and is the gateway to Emersons Green.
Grade A specification including:

- Fully zoned air conditioning
- Full access raised floors
- 1.5m planning grid
- Suspended ceiling with LG7 compatible zoned lighting controls with both occupancy and daylight sensing
- 2.7m or 2.8m floor to ceiling height
- Lift
- Disabled, male and female WCs on each floor
- Shower facilities on each floor
- DDA compliant
- Covered cycle parking
- 'Very Good' BREEAM rating
- Targeting Energy Performance Assessment rating 'B'
- Excellent on site car parking

A full developers specification is available on request.

Phase Two of Harlequin Office Park will comprise three self contained office buildings comprising up to 84,847 sq ft (7,882 sq m) net approx.

Phase Two comprises three buildings offering space of circa 10,000 sq ft (929 sq m) net approx on a single floor and also benefits from a detailed planning consent.

Design and build opportunities are available on a freehold or leasehold basis.
On the doorstep. An extensive range of amenities in close proximity.

There are a number of pubs and restaurants within walking distance. Emersons Green Village and Retail Centre is a short drive and offers a range of shops including Sainsbury’s, Lidl, Argos Extra, Brantano, plus a local library, Leapfrog Nursery, and a Premier Inn hotel.

There are a number of schools and the University of West England close by.

The Bristol & Bath Science provides meeting and conference facilities with the benefit of an onsite cafe which is open to the general public.
Bell Hammer is one of the most active and experienced developers in the out of town office sector. Their current portfolio of projects totals in excess of 1.2 million sq.ft in locations such as Uxbridge, Staines, Maidenhead, Reading and Bristol.

Shepherd Developments and Bell Hammer have an established working relationship having successfully completed a development in Welwyn Garden City and Phase 1 Harlequin Office Park.

Shepherd Developments acquires sites and develops all forms of commercial property, selling the completed schemes to long term investors and owner-occupiers. Wide experience and flexibility are key strengths of Shepherd Developments. Whilst carrying out a successful and extensive single venture speculative development portfolio, the company has rare expertise in a far wider range of property solutions.

Shepherd Developments works effectively in partnership with other developers, landowners, occupiers, tenants and funding partners in both the private and public sectors. Shepherd Developments forms part of the Property Division of the Shepherd Group, one of the leading wholly family owned businesses in the UK.

www.shepherddevelopments.com

www.bellhammer.co.uk
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. All photos and illustrations are for illustrative purpose only. Designed and produced by Sprague Gibbons 0117 9566777. May 2012.