

# SHIELD

RETAIL CENTRE

FILTON | BRISTOL  
BS34 7BR



J16 M5

A38 GLOUCESTER ROAD

A4174 STATION ROAD

J1 M32

**TO LET**  
**UNIT 9 - 3,000 SQ FT**

**AN ESTABLISHED  
RETAIL DESTINATION**

PROMINENTLY LOCATED IN NORTH  
BRISTOL WITH 46,500 CARS PASSING DAILY



## DESCRIPTION

The Shield Retail Centre is a well-established, easily accessible shopping destination, located in the suburb of Filton, in north-west Bristol. The centre comprises 60,000 sq ft of trading space, and is home to a mix of convenience and destination occupiers including retailers such as Home Bargains, Snow + Rock and Farm Foods, and leisure operators such as Brewers Fayre, Premier Inn and KFC. There is free on-site parking for 260 vehicles.

## LOCATION

The Centre is prominently located at the junction of the A38 and A4174 Avon Ring Road with 46,500 traffic movement daily. It is 3 miles from Junction 16 of the M5 and 2.4 miles from Junction 1 of the M32.

In the immediate vicinity BAE Systems, Airbus, GKN Aerospace and Rolls Royce employ approximately 12,000\* people and SGS College has 9,000 students. 75,000 people live within a 2.5 mile radius.

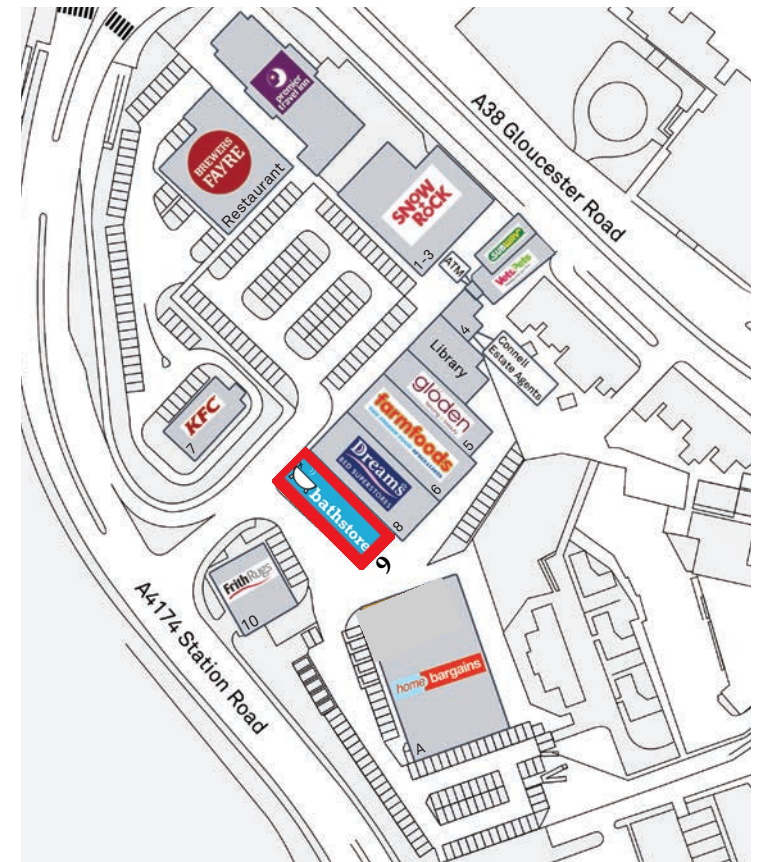
\*South Gloucestershire Council (2015)



## SCHEME SCHEDULE

Measured on a gross internal basis.  
Approximate lettable areas:

UNITS	SQ FT
UNIT 1 – 3	8,100
UNIT 4	700
UNIT 5	3,100
UNIT 6	4,700
UNIT 7	2,500
UNIT 8	5,500
UNIT 9	3,000
UNIT 10	2,900
UNIT A	14,500
UNIT B	1,200
RESTAURANT	6,700



### EPC

Available upon request.

### TERMS

Units available from 1,200 sq ft.

### PLANNING

Open A1 retail planning permission (including food on some units).

### CONTACT

For further information, contact:

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