

Unit 2

New Industrial / Distribution Unit
56,225 sq ft (5,224 sq m)

For Sale / To Let
Available Now

Ready for
occupation



more



A brand new detached distribution unit with
secure yard on the South West's Premier
Distribution Park

www.morecentralpark.com

Central Park, Bristol
BS35 4GH



Location

More+ Central Park is the South West's prime distribution location, due to its strategic multi-modal connections in close proximity to the M4/M5 Intersection. The site itself is located in a prominent position fronting the M49, in close proximity to Junction 1 (under construction) and therefore giving unrivalled access to the South West and South Wales.

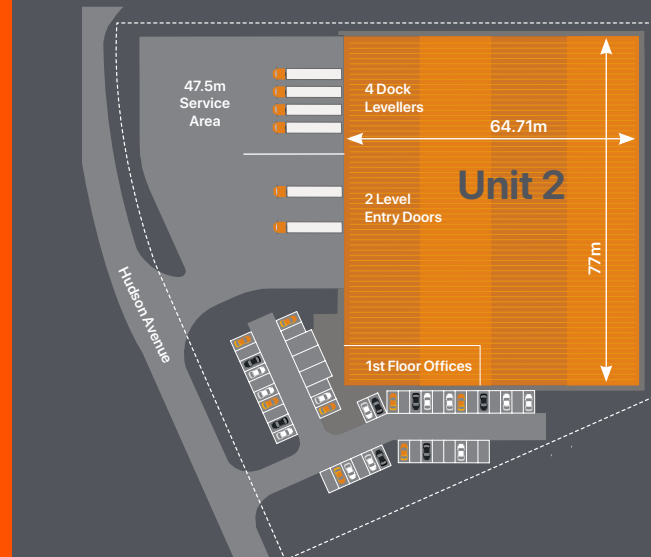
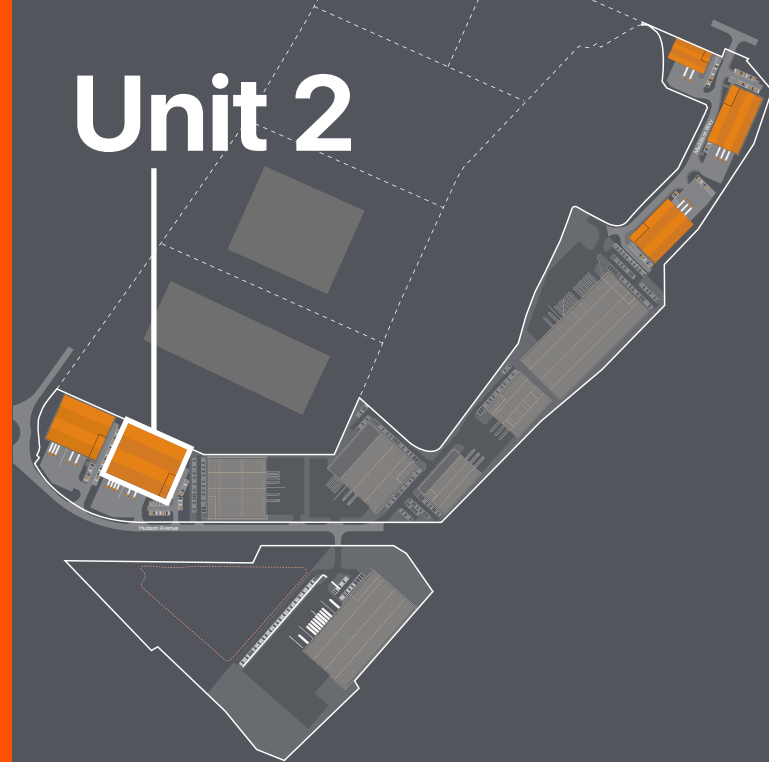
Accommodation

Warehouse	53,633 sq ft	4,983 sq m
1st Floor Offices	2,592 sq ft	241 sq m
Total (GIA)	56,225 sq ft	5,224 sq m
Site area		2.68 acres

Specification

Unit 2 will be constructed to a high quality specification incorporating the following:

- 11m minimum eaves height
- 50kN/m² floor loading
- 2 level loading access doors
- 4 dock level loading doors
- 47 car parking spaces and ability to create additional parking
- Fully secure yard
- Fully fitted offices
- Within 0.5 miles of Junction 1 (M49)
- Ready for occupation



Tenure

The Unit is available on a freehold or leasehold basis.

Further Information

More information available through joint agents:

CUSHMAN & WAKEFIELD
 0117 910 6699
 cushmanwakefield.co.uk

Chris Yates
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Space for more+

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