

Unit 9

New Industrial / Distribution Unit
31,617 sq ft (2,937 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

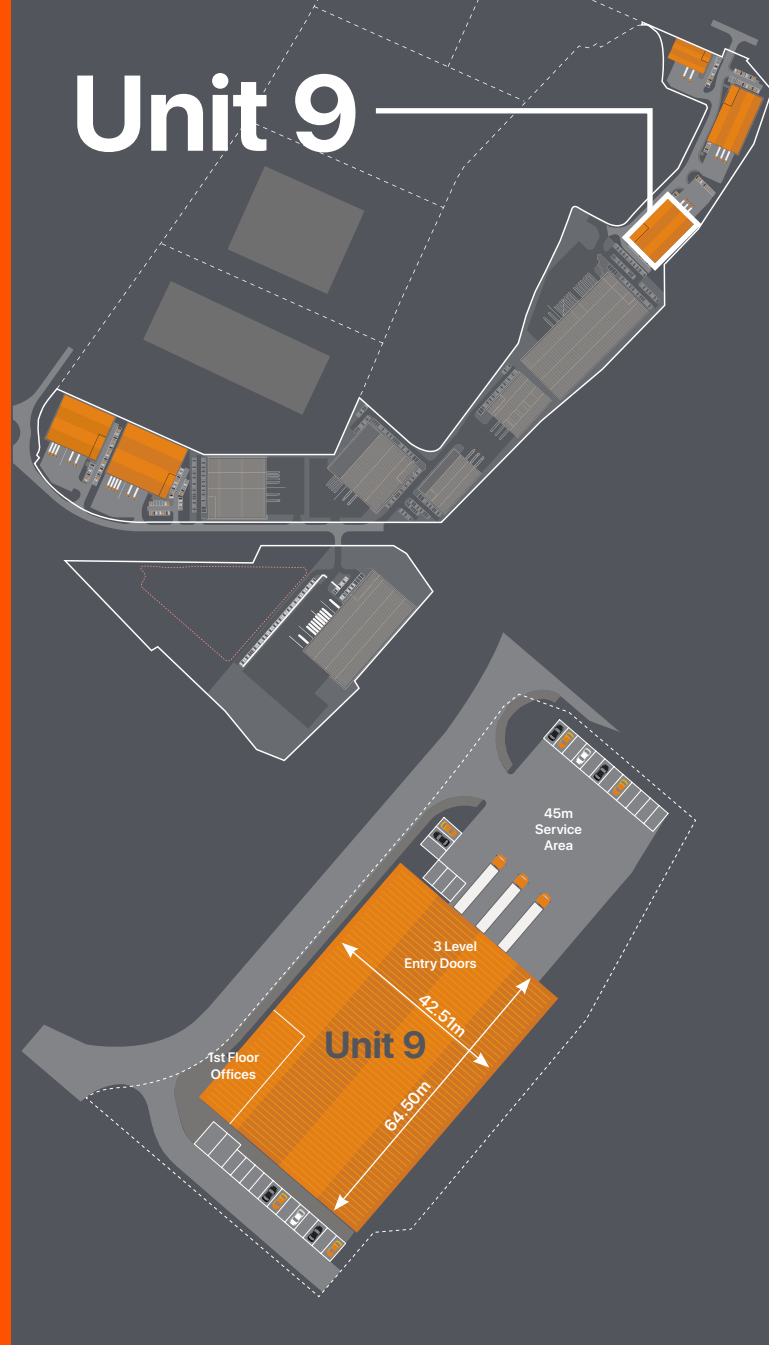
Warehouse	29,514 sq ft	2,742 sq m
1st Floor Offices	2,103 sq ft	195 sq m
Total (GIA)	31,617 sq ft	2,937 sq m
Site area		1.66 acres

Specification

Unit 9 will be constructed to a high quality specification incorporating the following:

- 9m minimum eaves height
- 50kN/m² floor loading
- 3 level loading access doors
- 32 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

Unit 9



Tenure

The Unit is available on a freehold or leasehold basis.

Further Information

More information available through joint agents:



Chris Yates
chris.yates@cushwake.com

Charles Swanson
charles.swanson@cushwake.com



Russell Crofts
russell.crofts@knightfrank.com

Rhys Jones
rhys.jones@knightfrank.com



Rob Russell
rob@russellpc.co.uk

Chris Miles
chris@russellpc.co.uk

A Development By



Jonathan Robinson
Jonr@barberry.co.uk

Space for more+

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