



12,000 to 105,000 sq ft
(1,114.85 to 9,755 sq m)

Property Highlights

- **PRELIMINARY ANNOUNCEMENT**
- New "Mid-Box" warehouse / industrial scheme.
- The prime Bristol and South West logistics location.
- Scheme benefits from unique 1957 planning consent, permitting immediate start to development on site.
- On site, and access road due to be completed by March 2018.
- Ground works under way and speculative development of scheme to commence April 2018.
- Highly prominent site adjacent to M49 motorway.
- Close to proposed new M49 motorway junction, where construction works are due to commence in December 2017.
- Major logistics / distribution and industrial occupiers located in the immediate area include Amazon, DHL, Davies Turner, The Range, Lidl, DSGi, Tesco, Next, Royal Mail, Steinhoff, GKN Aerospace, Warburtons and Chep UK.

RICHARDSON



BARBERRY

Established 1983

For more information, please contact:

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cushmanwakefield.com

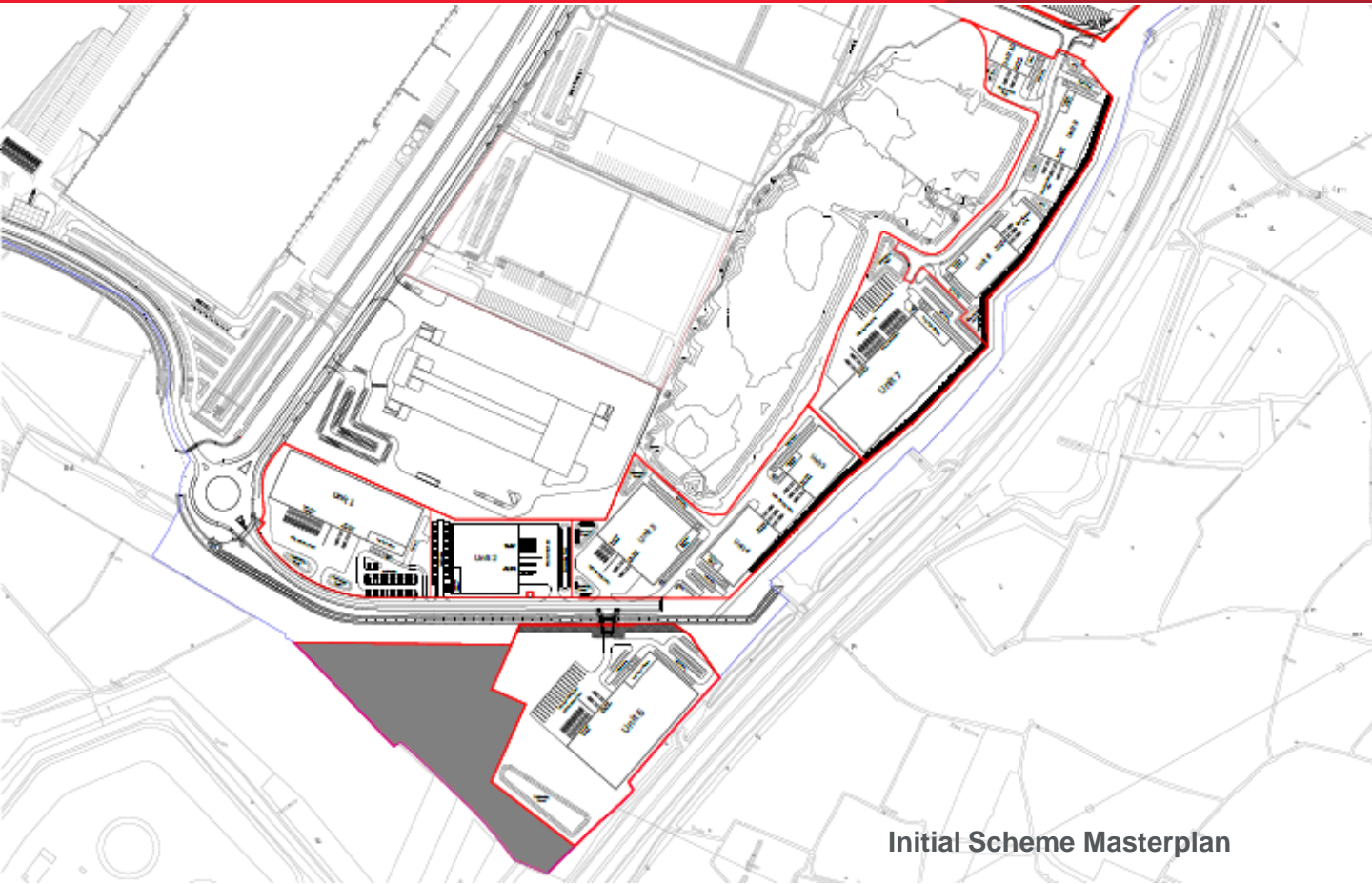


**CUSHMAN &
WAKEFIELD**

FOR LEASE / FOR SALE

Central Park,

Avonmouth, Bristol, BS35 4GG



Initial Scheme Masterplan

Accommodation

A range of units are available from 12,000 to 105,000 sq ft. Specific occupier requirements are capable of being incorporated at this early stage, prior to commencement of speculative development.

For more information, please contact:

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Tenure

Units are available by way of a new Full Repairing and Insuring lease on terms to be agreed, or alternatively by way of a sale of a freehold interest with vacant possession.

Rent / Price

Upon application.

VAT

All figures quoted are exclusive of VAT which will be charged at the appropriate rate.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in any transaction.

Further Information

For further information or to arrange a meeting to discuss your requirements, please contact the Joint Sole Agents, Cushman & Wakefield, Knight Frank, or Russell Property Consultants.

Subject to Contract

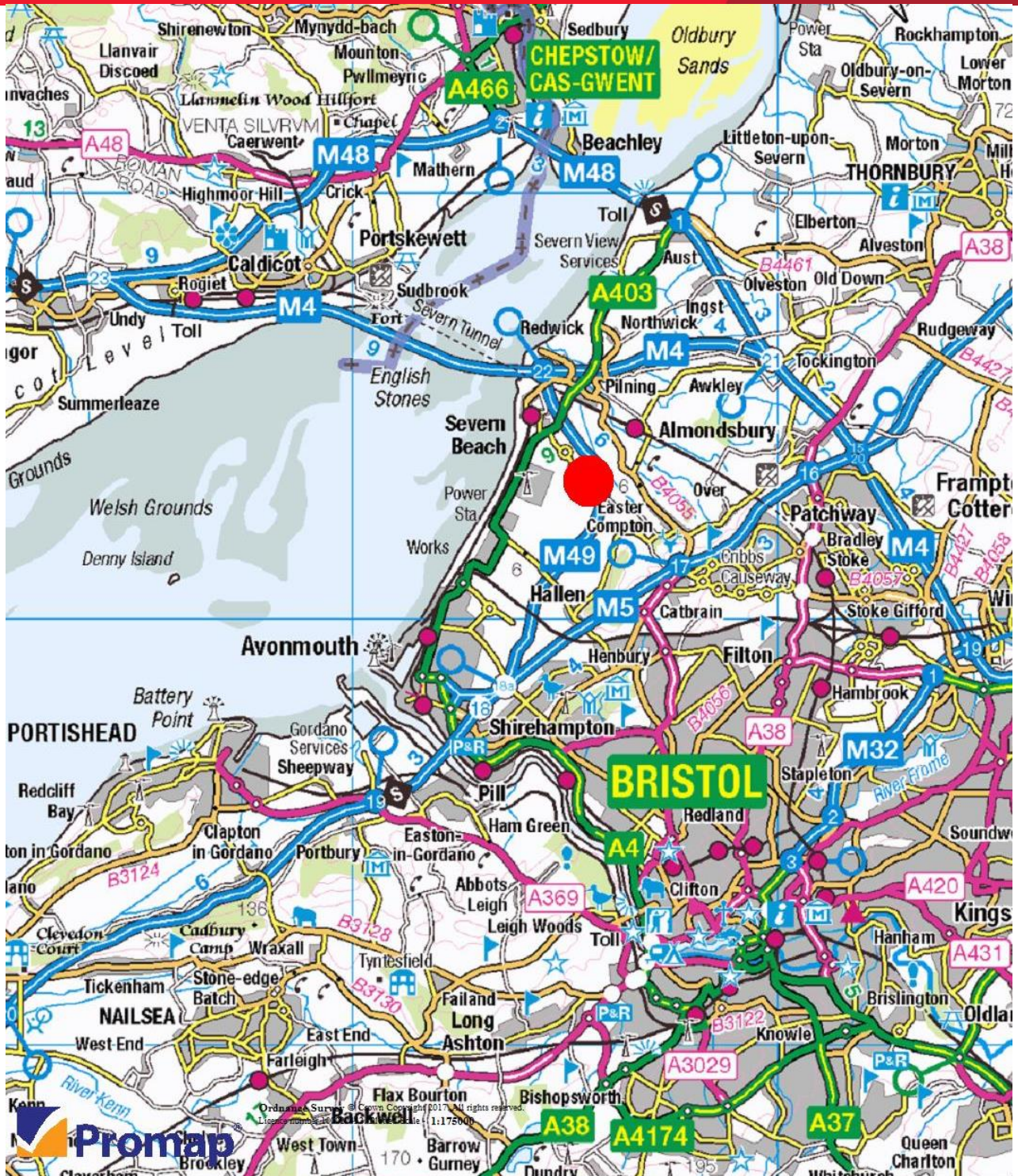


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