



Central Park Severnside, Bristol, BS35 4GH

TO LET

Various Sizes Available

LOCATION

Central Park is a 600 acre warehouse and distribution park development strategically located in Bristol alongside the M49, which will benefit from a new motorway junction and construction is due to commence imminently (completion Dec 18). This is now the South West's largest distribution park.

KEY FEATURES

- Located adjacent M49
- Adjacent DHL, The Range and Amazon
- Available Freehold or Leasehold
- Detached buildings with secure yards
- Strong prominence to the motorway
- Units completed to a high specification
- Multi-modal location (Rail/Port/Road)
- Proposed motorway junction adjacent

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DESCRIPTION

The subject site is located adjacent to the M49 and can accommodate buildings from 10,000 sq ft - 105,000 sq ft. It is proposed to commence construction of a speculative scheme in Q1 2018 or alternatively a Design and Build could be undertaken to suit your precise requirements. We can fast track any developments as we do not require planning under an historic consent.

Buildings will be available from Q2/Q3 2018 and will be completed to a high specification with 8-12m eaves and majority will be detached with secure yards.

FLOOR AREA:

	AREA SQ FT	AREA SQ M	RENT PA	PRICE
Unit 1	89,250.00	8,291.59	POA	POA
Unit 2	53,975.00	5,014.44	POA	POA
Unit 3	61,500.00	5,713.53	POA	POA
Unit 4	35,700.00	3,316.64	POA	POA
Unit 5	32,000.00	2,972.90	POA	POA
Unit 6	96,500.00	8,965.14	POA	POA
Unit 7	105,000.00	9,754.82	POA	POA
Unit 8	30,900.00	2,870.70	POA	POA
Unit 9	32,200.00	2,991.48	POA	POA
Unit 10	13,200.00	1,226.32	POA	POA

TENURE:

Units are available either Leasehold or Freehold.

PLANNING:

All units will have Class B8 Use. Suitable for alternative uses subject to planning.

VAT:

All figures are exclusive of VAT if applicable.

SERVICE CHARGE:

POA.

RATEABLE VALUE:

No assessment yet.

EPC:

Available upon request.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

VIEWING:

For further information or to arrange a viewing, please contact:

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SUBJECT TO CONTRACT