

Unit 1

New Industrial / Distribution Unit
41,000 sq ft (3,809 sq m)

For Sale / To Let

Available Q1 2019



Indicative image of completed buildings

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

www.morecentralpark.com

more+

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.

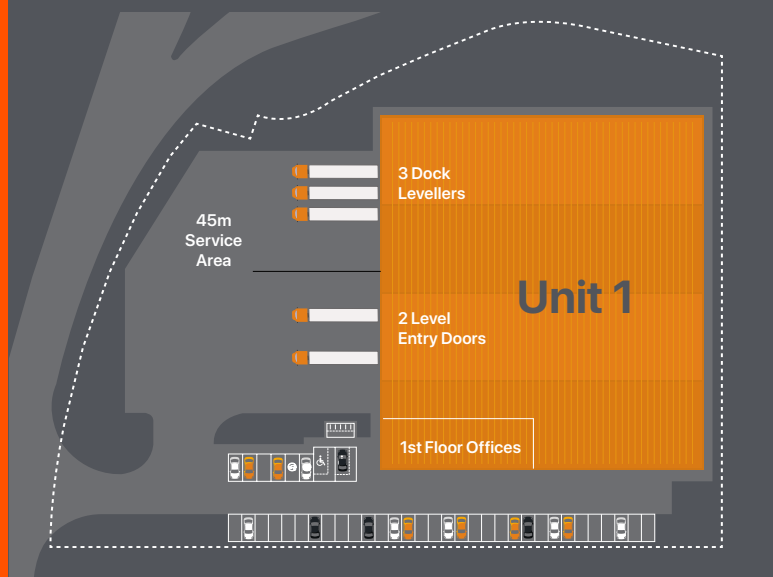
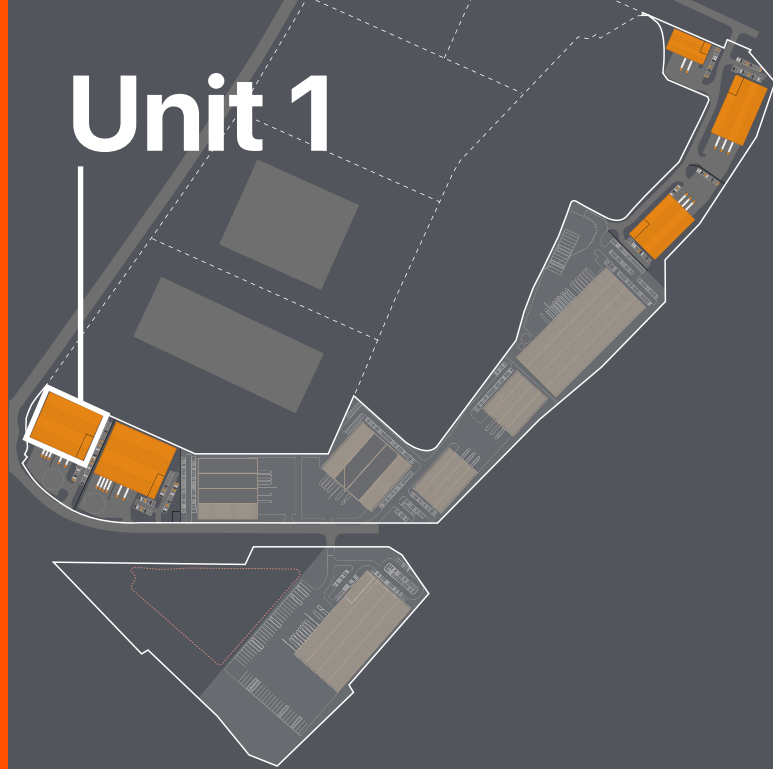
Accommodation

Warehouse	38,500 sq ft	3,577 sq m
1st Floor Offices	2,500 sq ft	232 sq m
Total (GIA)	41,000 sq ft	3,809 sq m
Site area	2.34 acres	(40% site coverage)

Specification

Unit 1 will be constructed to a high quality specification incorporating the following:

- 10m clear internal eaves height
- 50kN/m² floor loading
- 2 level loading access doors
- 3 dock level loading doors
- 38 car parking spaces and ability to create additional parking
- Fully secure yard (40% site coverage)
- Fully fitted offices
- Within 0.5 miles of Junction 1 (M49)
- Completion Q1 2019



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

Philip Cranstone
 philip.cranstone@cushwake.com

Charles Swanson
 charles.swanson@cushwake.com

0117 945 8814
Knight Frank
 www.knightfrank.com

Russell Crofts
 russell.crofts@knightfrank.com

Josh Gunn
 josh.gunn@knightfrank.com

pc russell
 PROPERTY CONSULTANTS
01179 732 007

Rob Russell
 rob@russellpc.co.uk

Chris Miles
 chris@russellpc.co.uk

A Development By

RICHARDSON

BARBERRY

Space for more+

MISREPRESENTATION ACT 1967 These particulars do not constitute or form any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Richardson Barberry Avonmouth Ltd or its agents/officers. None of the statements contained in these particulars is to be relied upon as a statement of representation of fact, and prospective purchasers/lessees must verify all statements by their own searches, enquiries and inspections. Neither Richardson Barberry Avonmouth Ltd nor any of its agents/officers make or give representation of warranty whatsoever in relation to the premises described in these particulars. October 2018.

designed & produced by **CORMACK** - cormackadvertising.com