

mountpark
bristol

READY.
CONNECTED.
FLEXIBLE.

A NEW DISTRIBUTION/PRODUCTION SITE CAPABLE OF DELIVERING DESIGN AND BUILD UNITS OF UP TO A SINGLE CIRCA 400,000 SQ. FT. UNIT.

DUE TO A UNIQUE 1957 PLANNING CONSENT CONSTRUCTION CAN START IMMEDIATELY.

CENTRAL PARK, BRISTOL, **BS35 4GH**

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OVERVIEW.

MOUNTPARK BRISTOL IS A NEW DISTRIBUTION/PRODUCTION SITE BOASTING THREE FUNDAMENTAL BENEFITS;

READY. DUE TO A UNIQUE 1957 PLANNING CONSENT CONSTRUCTION OF ANY B1, B2 OR B8 FACILITY CAN START IMMEDIATELY .

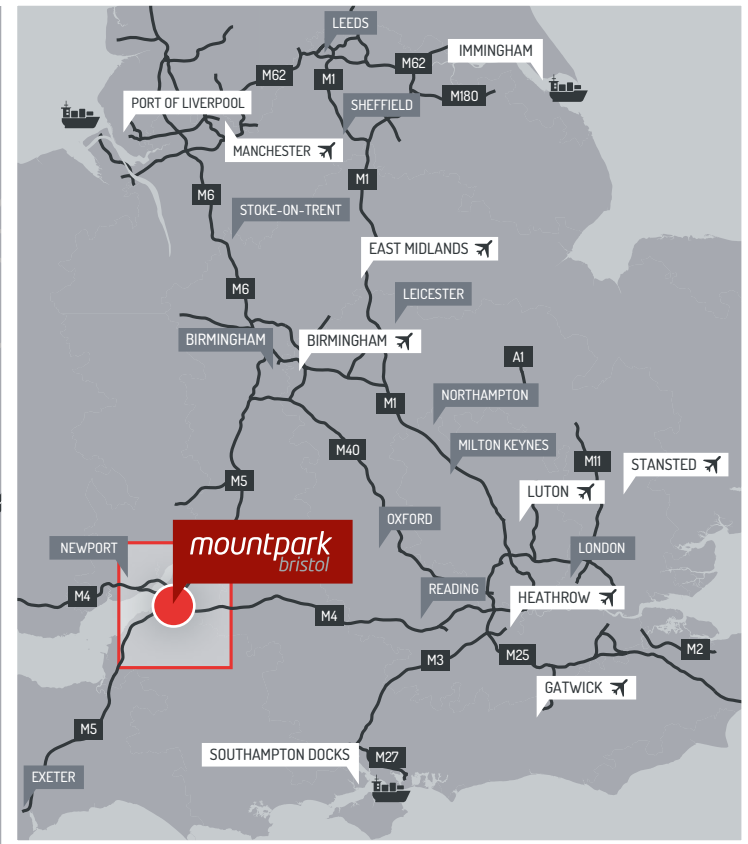
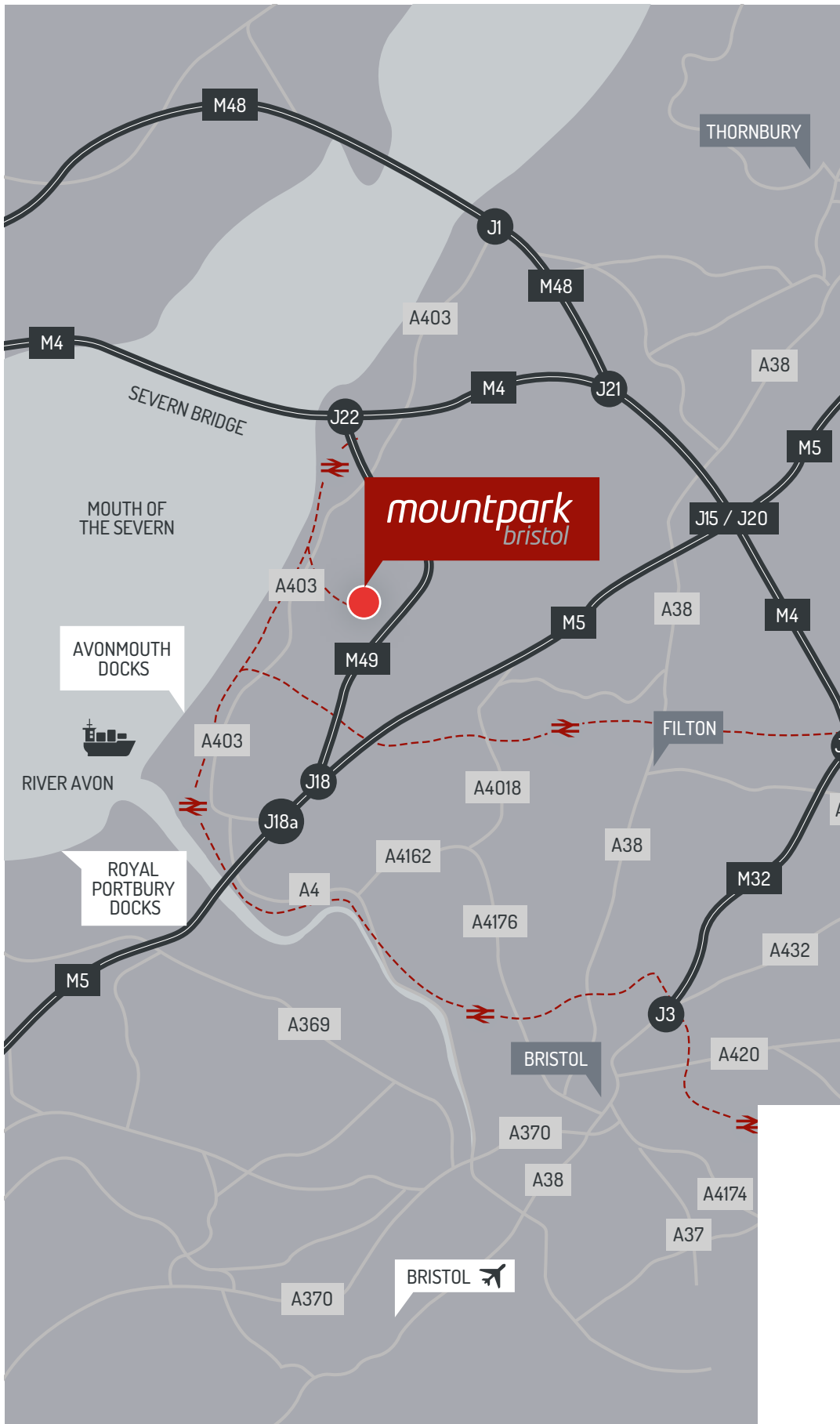
CONNECTED. MULTIMODAL LOCATION WITH UNRIVALLED ROAD, RAIL AND SEA CONNECTIONS.

FLEXIBLE. THE SCHEME IS DESIGNED TO CATER FOR VARYING SIZE REQUIREMENTS AND CAN ACCOMMODATE A SINGLE UNIT UP TO CIRCA 400,000 SQ FT.

...WE'RE READY TO BUILD.



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READY.

The site has been prepared for immediate development. A flexible 1957 planning consent permits B1, B2 and B8 development.

LINKED.

Logistics and supply chain efficiencies are all about location and Mountpark Bristol is strategically positioned for that reason.

0.2 MILES TO
RAILFREIGHT
TERMINAL

0.5 MILES TO
PROPOSED M49
JUNCTION

5.1 MILES TO
PORT OF BRISTOL

5.0 MILES TO
M48 (J1)

9 MILES TO
BRISTOL
PARKWAY STATION

6.2 MILES TO
M5 (J18A)/M49

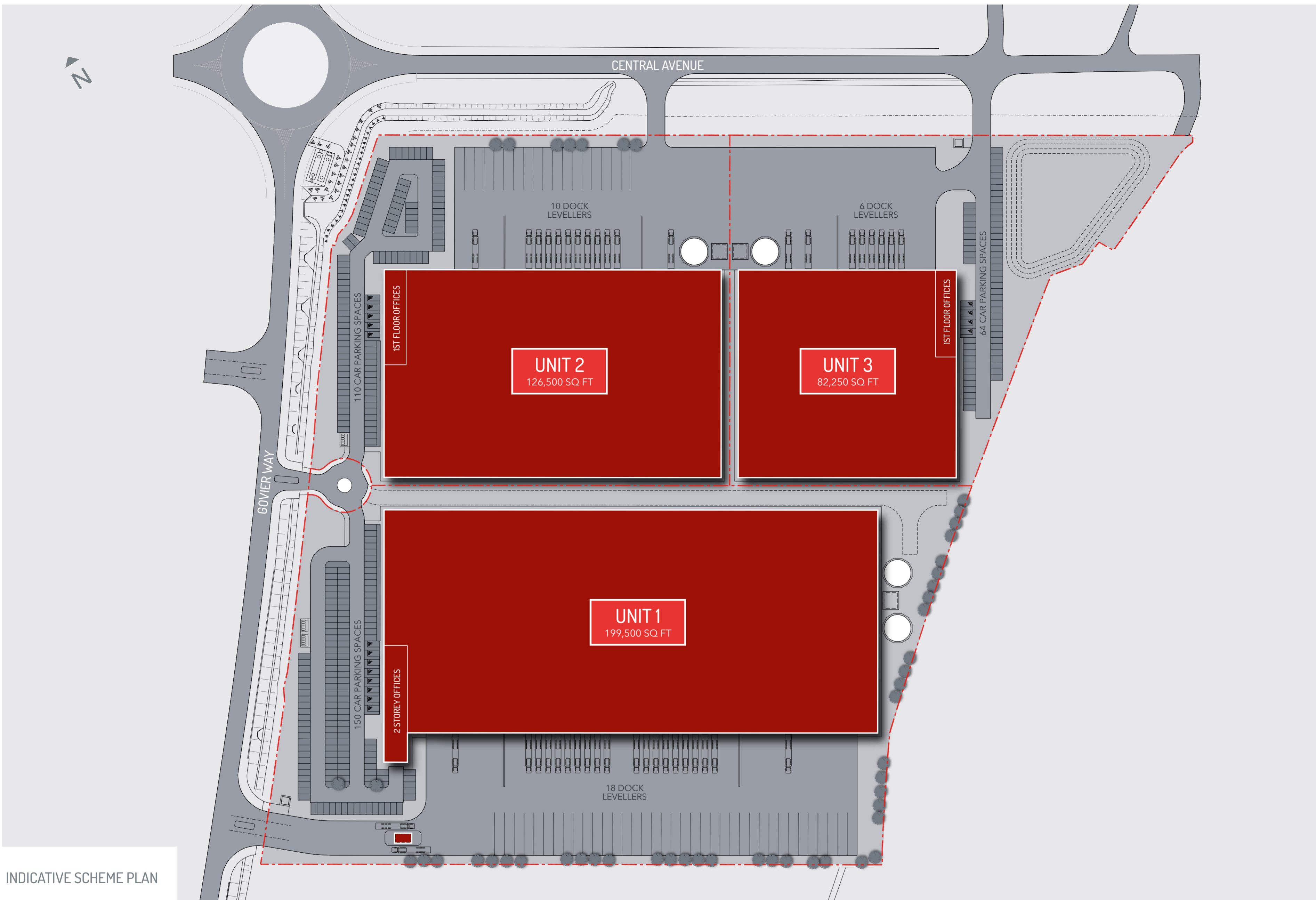
12.5 MILES TO
BRISTOL CITY
CENTRE

8.4 MILES TO
M4/M5
INTERSECTION

CONNECTED.

A new motorway junction on the M49 is to be built close to our site, providing immediate access to the national motorway network. Works will commence in Q4 2017 with completion expected in Q4 18/Q1 19.





INDICATIVE SCHEME PLAN

ESTABLISHED.

CENTRAL PARK, BRISTOL IS AN ESTABLISHED UK AND SOUTH WEST LOGISTICS LOCATION, THE CHOICE OF STRATEGIC DISTRIBUTION CENTRES FOR COMPANIES SUCH AS ROYAL MAIL, TESCO, FARMFOODS, LIDL, THE RANGE, NEXT, CHEP, DHL AND GKN.



CHOICE. SPECIFIED.

Mountpark Bristol can provide highly specified detached units with self-contained yards up to 400,000 sq ft. Innovation, function and sustainability are demanded in the modern world of logistics, that's why our specifications are unmatched.

WAREHOUSES

- Logistics warehousing built to Grade A specification
- BREEAM 'Very Good' EPC 'A' rating
- 50 kN/m² floor loading
- 40m eaves height
- Roofing and wall cladding with manufacturer guarantees
- 15% rooflights
- Dock level access doors
1 No per 10,000 sq ft

OFFICES

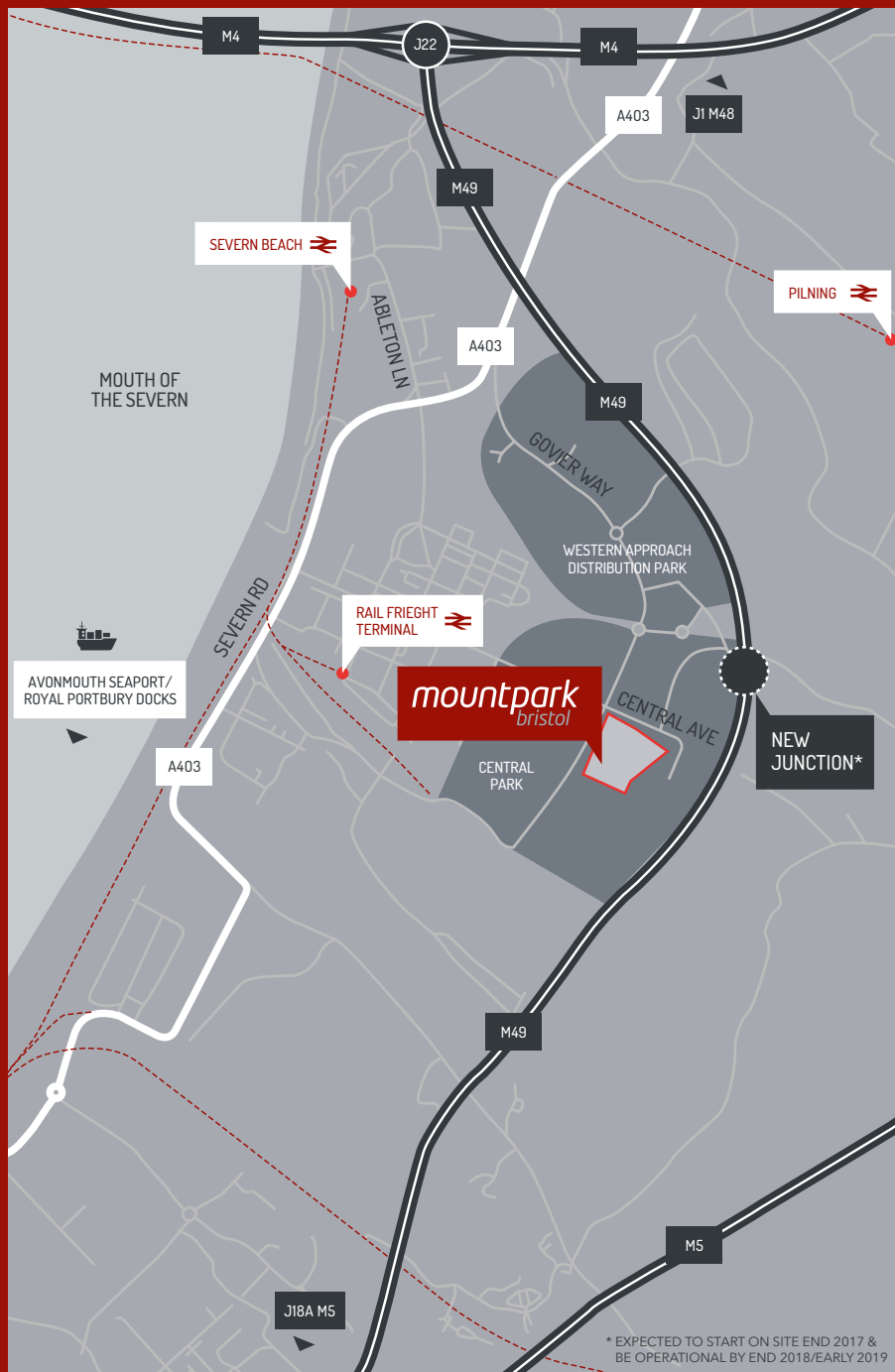
- Fully finished to Cat A fit out
- Heating, cooling and ventilation systems
- 500 lux lighting

EXTERNAL AREAS

- 50m service yard with trailer parking
- Car parking areas with separate access
- Low maintenance, landscaped environment
- Security gatehouse, entrance barriers, fencing and gates

FIND OUT MORE AT:
www.mountpark.com/bristol

CENTRAL PARK, BRISTOL BS35 4GH



Mountpark Bristol is a development by Mountpark Logistics EU Sarl, the European Logistics Development Company owned by:



USAA Realco – Europe B.V.



Development Partner:

STOFORD

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