

Unit 2

New Industrial / Distribution Unit

55,200 sq ft (5,128 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

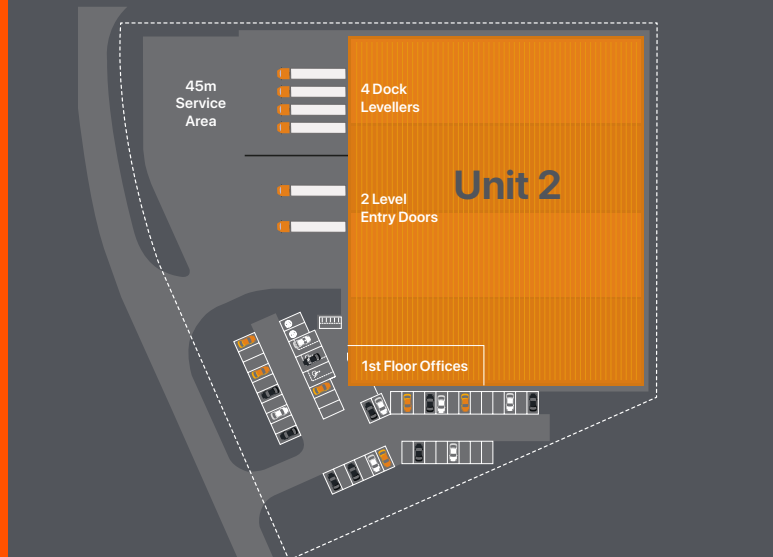
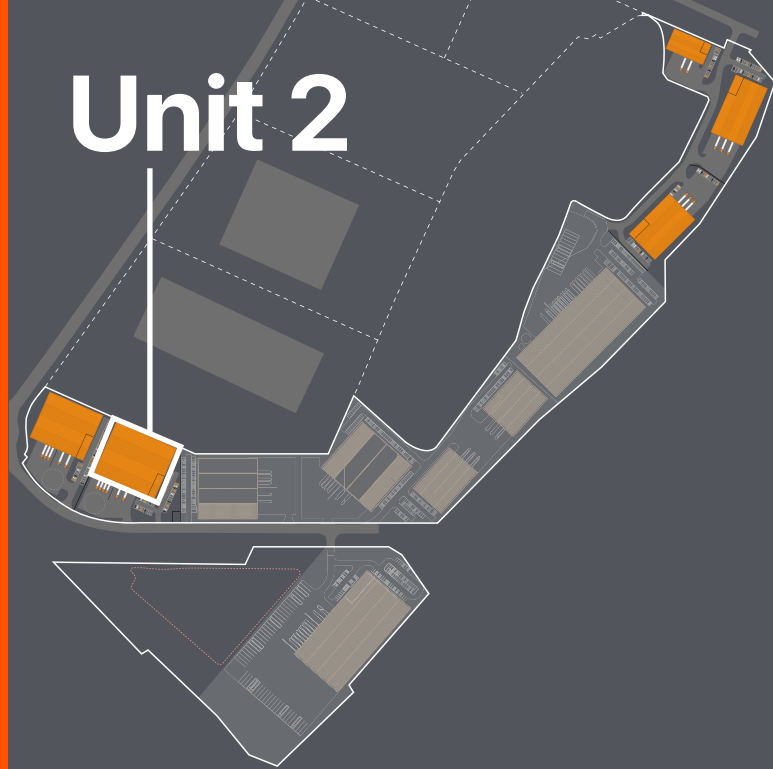
Warehouse	52,700 sq ft	4,896 sq m
1st Floor Offices	2,500 sq ft	232 sq m
Total (GIA)	55,200 sq ft	5,128 sq m
Site area	2.68 acres	(47% site coverage)

Specification

Unit 2 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
- 4 dock level loading doors
- 47 car parking spaces and ability to create additional parking
- Fully secure yard (47% site coverage)
- Fully fitted offices
- Within 0.5 miles of Junction 1 (M49)
- Completion Q1 2019

Unit 2



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

0117 945 8814
Knight Frank
 www.knightfrank.com

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 PROPERTY CONSULTANTS
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A Development By

RICHARDSON

BARBERRY

Space for more⁺

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