

mountpark
bristol

READY.
CONNECTED.
FLEXIBLE.

A NEW DISTRIBUTION/PRODUCTION SITE CAPABLE OF DELIVERING DESIGN AND BUILD UNITS OF UP TO CIRCA 500,000 SQ FT.

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

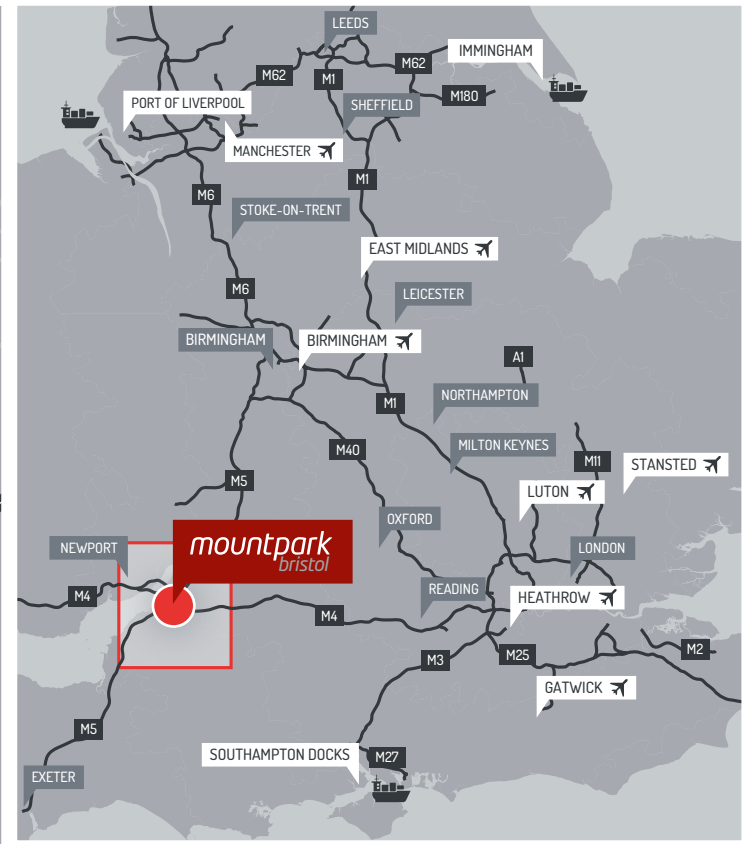
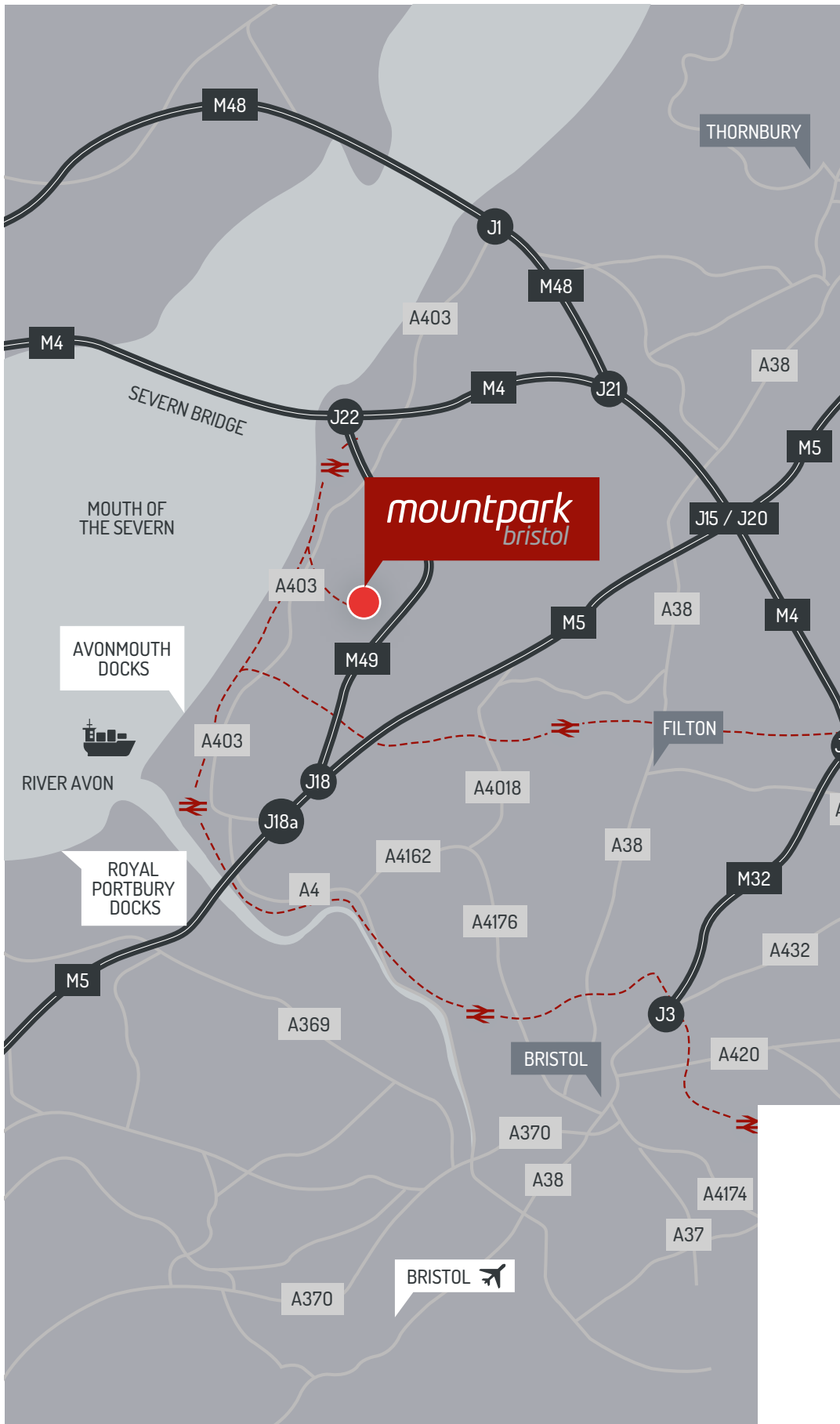
CONNECTED. MULTIMODAL LOCATION WITH UNRIVALLED ROAD, RAIL AND SEA CONNECTIONS.

FLEXIBLE. THE SCHEME IS DESIGNED TO CATER FOR VARYING SIZE REQUIREMENTS AND CAN ACCOMMODATE A UNIT UP TO CIRCA 500,000 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 unrestricted 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

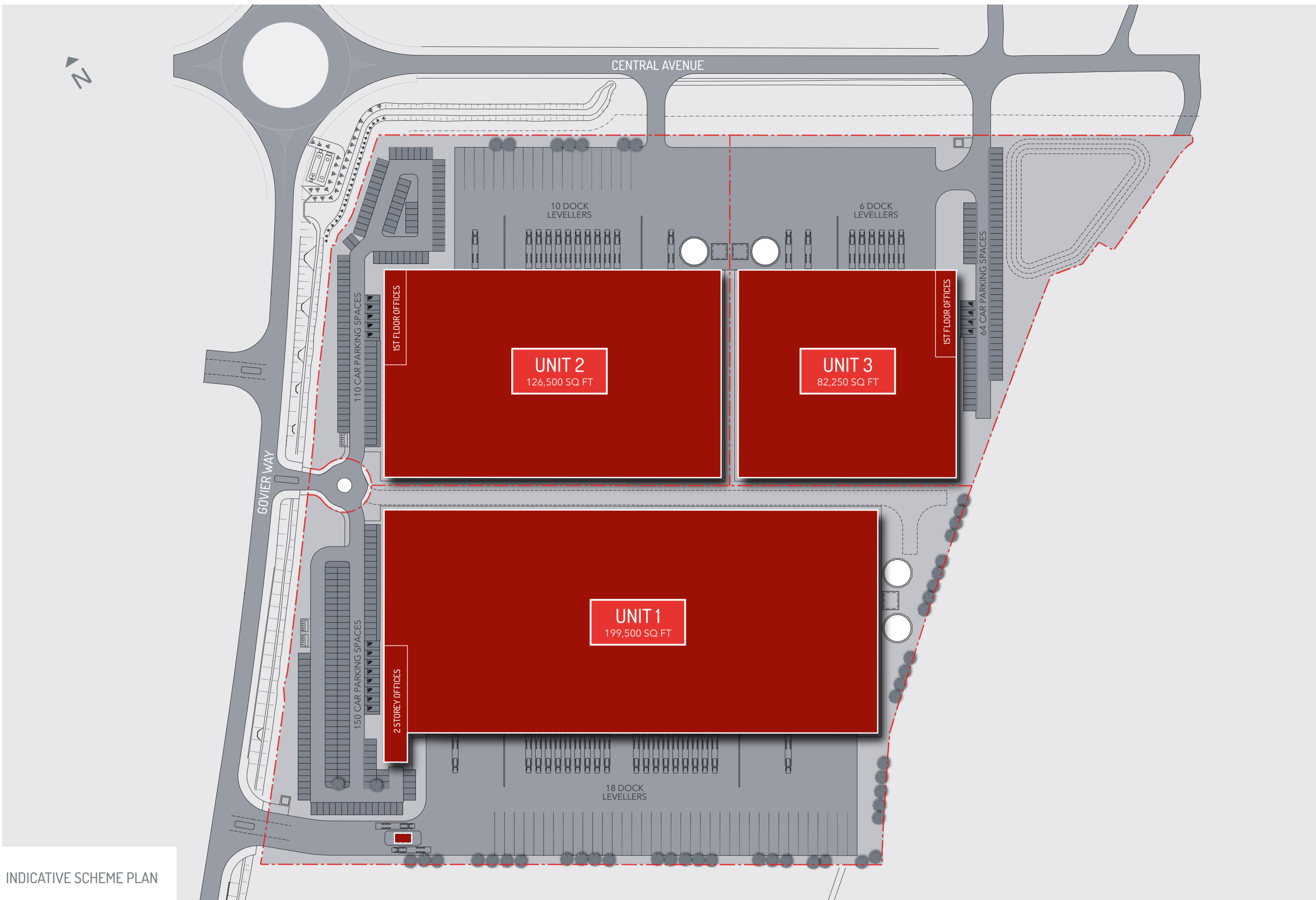
8.4 MILES TO M4/M5 INTERSECTION



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 500,000 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
- No restriction on the eaves height
- Roofing and wall cladding with manufacturer guarantees
- 15% rooflights
- Dock level access doors
1 No per 10,000 sq ft

OFFICES

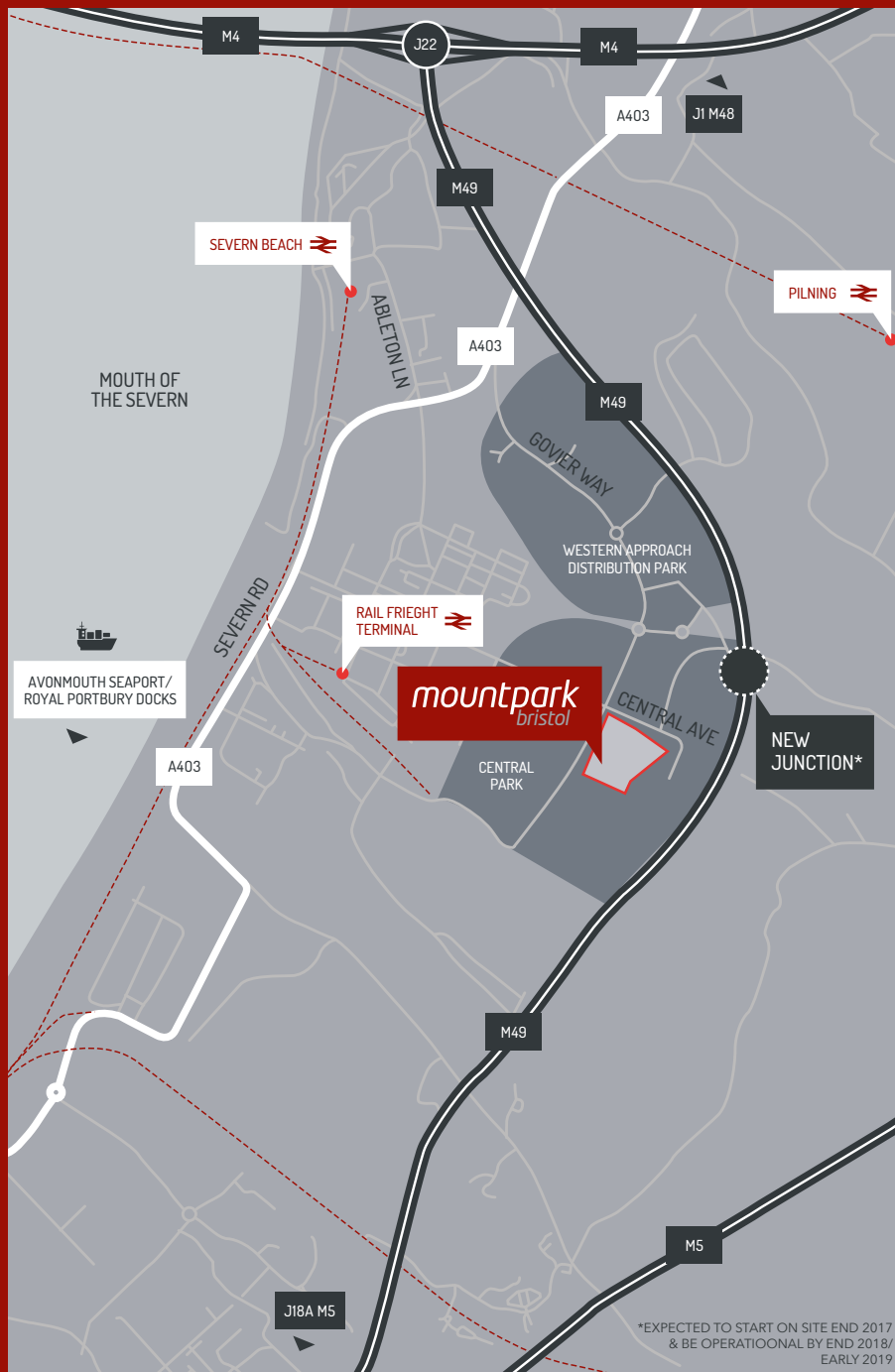
- Fully finished to Cat A fit out
- Heating, cooling and ventilation systems
- 500 lux lighting

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® USAA Realco – Europe B.V.

 **mountpark**

Development Partner:



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