

Unit 10

New Industrial / Distribution Unit

32,200 sq ft (2,992 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

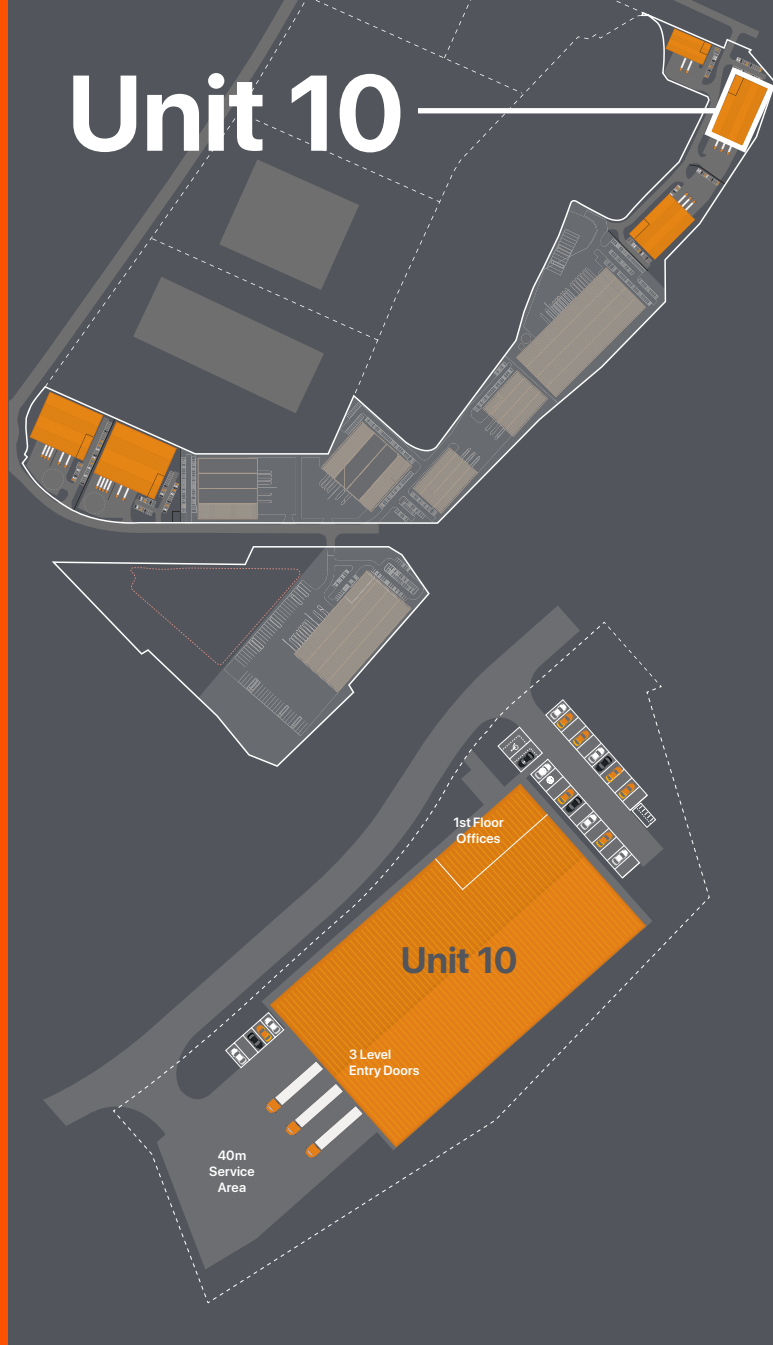
Warehouse	30,200 sq ft	2,806 sq m
1st Floor Offices	2,000 sq ft	186 sq m
Total (GIA)	32,200 sq ft	2,992 sq m
Site area	1.95 acres	(38% site coverage)

Specification

Unit 10 will be constructed to a high quality specification incorporating the following:

- 8m clear internal eaves height
- 50kN/m² floor loading
- 3 level loading access doors
- 30 car parking spaces and ability to create additional parking
- Fully secure yard (38% site coverage)
- Fully fitted offices
- Within 0.5 miles of Junction 1 (M49)
- Completion Q1 2019

Unit 10



Tenure

The Unit is available on a freehold or leasehold basis.

Further Information

More information available through joint agents:



Chris Yates
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Charles Swanson
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Russell Crofts
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Space for more+

A Development By



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