

# Phase 2

For Sale / To Let

1-15 acres on the South West's  
premier distribution park



# more

Build to suit Industrial / Distribution Units  
10,000 to 126,000 sq ft  
Immediate start on site

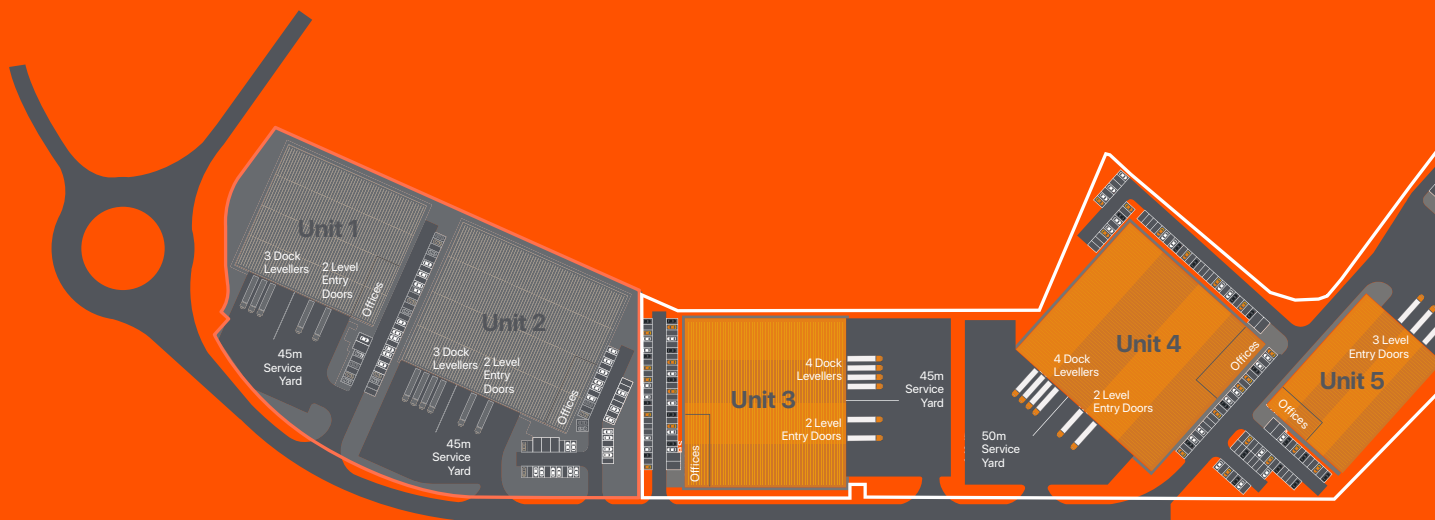
[www.morecentralpark.com](http://www.morecentralpark.com)

Central Park, Bristol  
BS35 4GH

# Phase 2

# Specification

More+ Central Park Phase 2, will provide the final phase of the already highly successful 260 acre park. The scheme is a total of 15 acres and bespoke units can be built to suit occupiers specific requirements. The indicative layout below shows a selection of 6 buildings ranging from 10,000 sq ft to 126,000 sq ft suitable for industrial / distribution uses. The development will create hundreds of new jobs, with phase one construction completed in Q1 2019.



## Specification

All units will be constructed to a high quality specification incorporating the following:

- Detached units with fully secure yards
- Fully fitted offices
- HGV & car parking spaces
- Dock and level access loading doors
- 50kN/m<sup>2</sup> floor loading capacity
- Self-contained, secure service yards with 30-65m yard depth
- Build heights up to 40m available
- Within 0.5 miles of Junction 1 (M49)
- Up to 250KVA Power

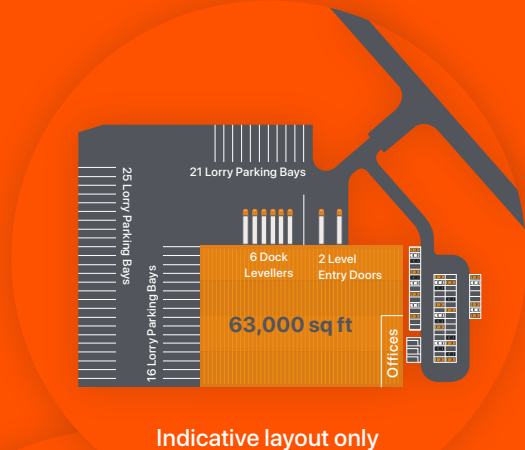


## Indicative site plan

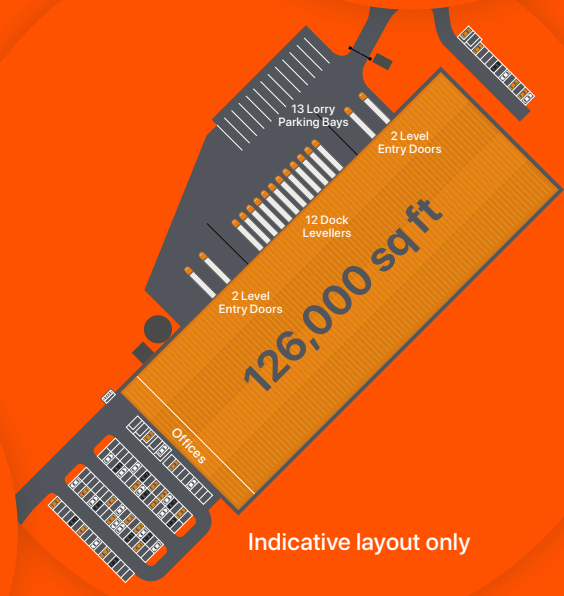
Bespoke units can be built to suit occupiers specific requirements

# on

Build to suit options available



Indicative layout only



Indicative layout only

**33 week build programme available\***

Central Park benefits from planning permissions granted in 1957 and 1958, which enable immediate development without the need for further detailed applications.

\*from point of agreeing a building contract

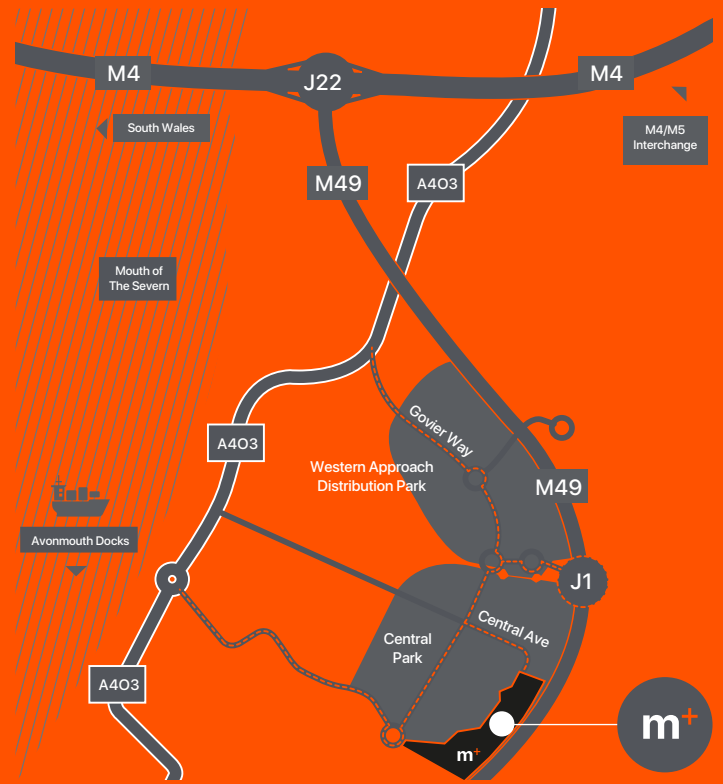
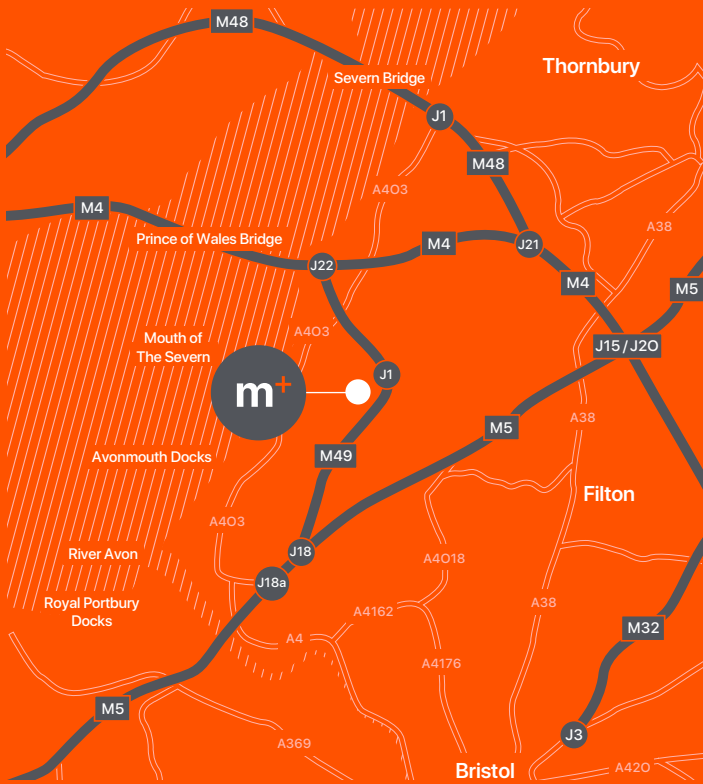
## Schedule of Accommodation

All areas are gross internal

Unit	Warehouse (sq ft)	Offices (sq ft)	Total (sq ft)
3	52,525	2,500	55,025
4	60,200	3,000	63,200
5	29,000	2,000	31,000
6	31,200	2,000	33,200
7	90,000	4,500	94,500
8	103,000	5,000	108,000
<b>Total Development</b>			<b>384,925</b>



Indicative image of completed buildings



## Communications

M49 J1 .....	0.5 miles
M4 J22 .....	2 miles
M5 J18 .....	3.4 miles
Avonmouth Docks .....	4 miles
Royal Portbury Docks .....	6 miles
Bristol City Centre .....	8 miles
Bristol Airport .....	16 miles
Cardiff .....	37 miles
Bridgwater .....	38 miles
Gloucester .....	40 miles
Swindon .....	45 miles
Exeter .....	81 miles
Birmingham .....	88 miles
Port of Southampton .....	107 miles
London .....	125 miles

## Location

More+ Central Park is the South West's prime distribution location, due to its strategic multi-modal connections and 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.

## Tenure

All units are available on a freehold or leasehold basis.

## Planning & Delivery

Central Park benefits from planning permissions granted in 1957 and 1958, which enable immediate development without the need for further detailed applications.

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**Space for more+**

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