

**WESTGATE**

WESTERN APPROACH • BRISTOL



# **A NEW 296 ACRE DISTRIBUTION PARK**

**THE REGION'S PREMIER  
LOGISTICS LOCATION**

**[WESTGATEBRISTOL.COM](http://WESTGATEBRISTOL.COM)**

# RIGHT PLACE...

## Nationally Significant... Regionally Dominant

Westgate is a new 296 acre distribution park in the South West's premier logistics location at Western Approach, Severnside, Bristol.

Westgate has excellent access to the motorway networks and is close to the expanding Avonmouth & Portbury Docks.

Westgate benefits from an existing planning consent which permits immediate development for B1, B2 and B8 uses.

Tesco occupy Phase 1 of Westgate in a recently developed 500,000 sq ft warehouse, joining a number of blue chip companies already at Western Approach.

**Westgate is the right place for business.**

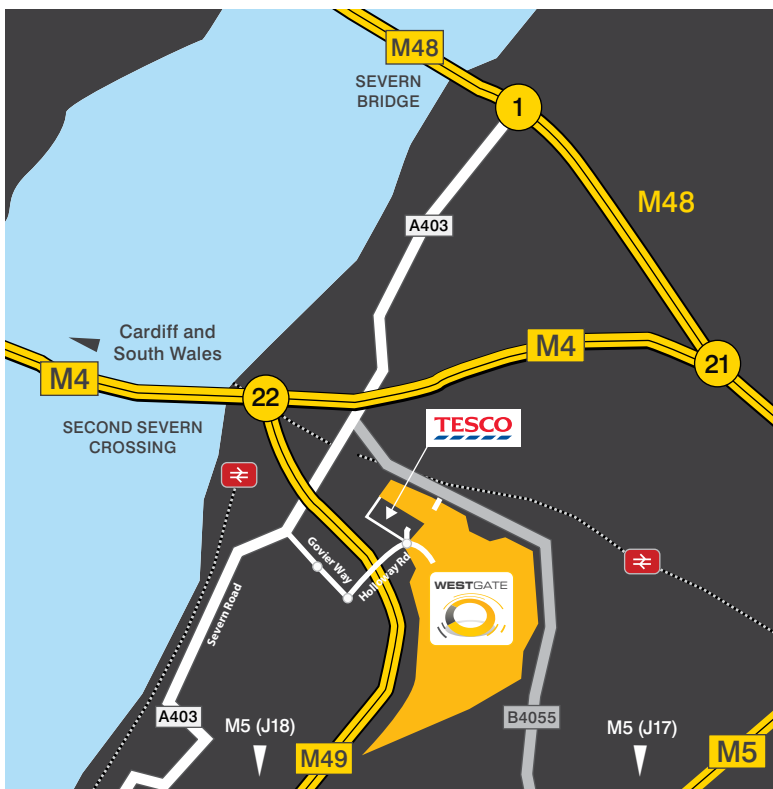
**TESCO**



**UKMail**  
express parcels & mail

next

**DSG international**



### Approximate Travel Distances & Drive Times:

	M48 Junction 1	4.5 miles	4 mins
	M5 Junction 18	6.5 miles	6 mins
	M4/M5 Interchange	9 miles	8 mins
	Bristol	14 miles	13 mins
	Cardiff	37 miles	34 mins
	Exeter	81 miles	1 hr 15 mins
	Birmingham	88 miles	1 hr 22 mins
	London	125 miles	1 hr 56 mins
	Avonmouth Docks	6 miles	5 mins
	Portbury Docks	9 miles	8 mins
	Southampton Docks	107 miles	1 hr 39 mins
	Bristol Int Airport	19 miles	17 mins
	Heathrow Airport	108 miles	1 hr 40 mins

Calculated at 56mph.

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# RIGHT HERE...

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Sat Nav: BS35 4BR



**KEY**

- Proposed New Infrastructure
- Indicative Units
- Route to Westgate

# RIGHT NOW...

## Nationally Significant... Regionally Dominant

Westgate is a greenfield development capable of providing up to 4,000,000 sq ft of distribution warehousing from 50,000 sq ft up to 1,000,000 sq ft and is ready for development now.

Joint Venture partners Harrow Estates plc and Robert Hitchins Ltd have an excellent development track record and will work with occupiers to deliver buildings within their required timescales.

Westgate is developing right now providing...



### Transport links

- Excellent national and regional connections
- Access to M48 (J1), M4/M5 interchange, M5 (J17)
- Direct access to 80% of the UK in 4.5 hours HGV drivetime
- Easy access to Avonmouth & Portbury Docks



### Masterplan

- 4,000,000 sq ft of proposed development
- Buildings from 50,000 sq ft to 1,000,000 sq ft
- Flexibility to suit occupier requirements
- Established logistics location



### Delivery

- Ready RIGHT NOW
- Phase 1 already sold to TESCO
- Technical information pack available upon request
- Access and Service infrastructure in place



### Flexible Terms

- Westgate offers variety and flexibility
- Purchase/Rental terms on build to suit packages
- Freehold plots for sale
- Proposals are available on request



### Local Work Force

- Population of half-million within a 30 minute drive time
- Labour rates significantly lower than the South East
- 68% of the regional population is of working age



### Planning Consents

- Planning consents in place
- B8 storage and distribution uses
- B1(a) offices, B1(c) light industrial uses
- B2 general industrial uses
- No height or operating hour restrictions

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## THE REGION'S PREMIER LOGISTICS LOCATION

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For more information contact Joint Agents

Joint Venture Partners



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