

WA248

Western Approach Bristol

SAT NAV BS35 4GG



FULLY REFURBISHED DISTRIBUTION WAREHOUSE FACILITY
248,127 SQ FT (23,051 SQ M) AVAILABLE TO LET







LOGICOR 
logicor.eu



M49
New M49 Junction
completion Dec 2019

STRATEGICALLY LOCATED

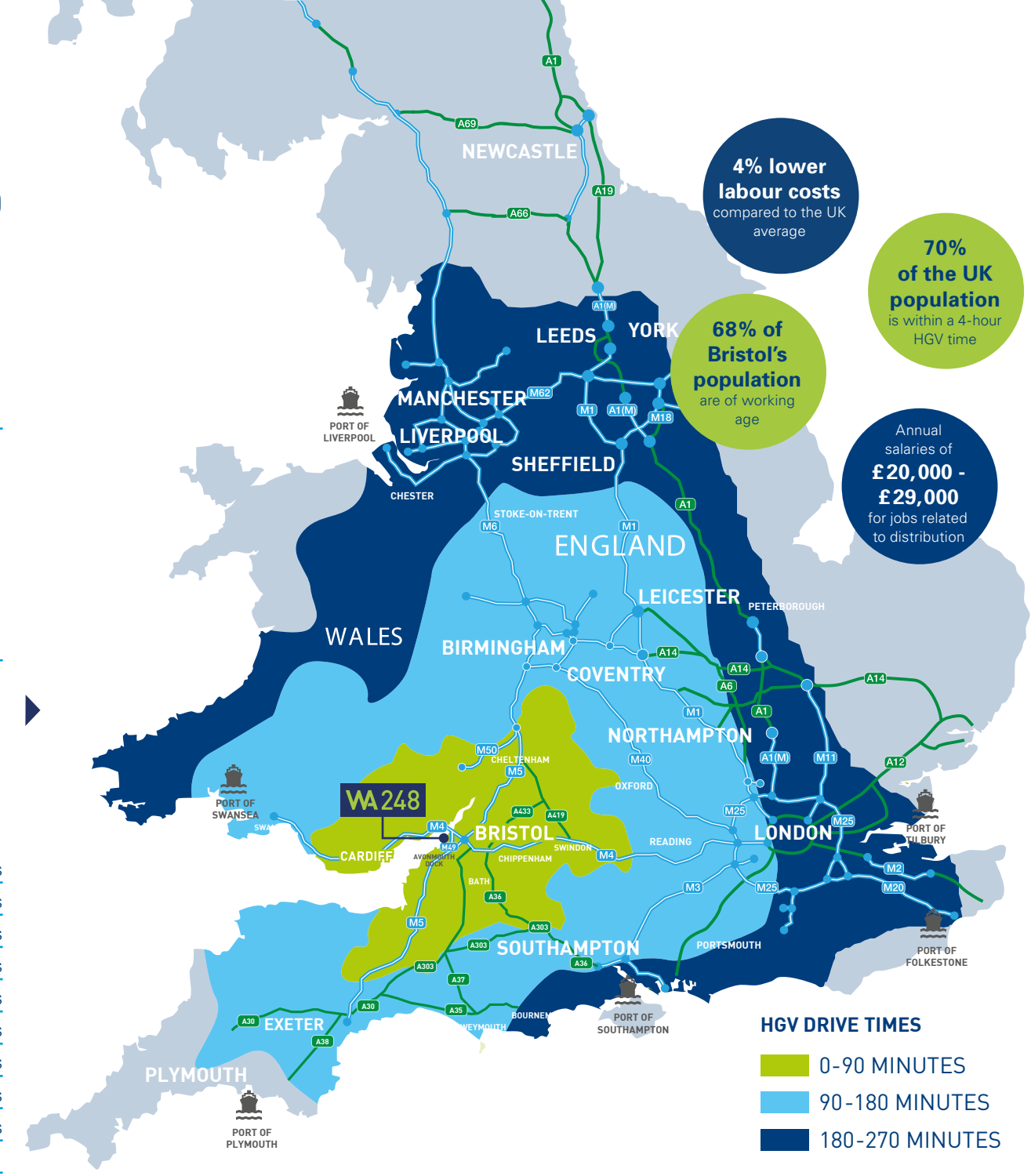
between J1 of the M48, J18a of the M49

		
Lorry access M4 & M5 12 minutes away	34 minutes from Bristol Parkway	55 minutes from Bristol Airport
		
Bristol Avonmouth & Royal Portbury Docks within 23 minutes	Well established distribution park	Bristol is served by a large and relatively low cost labour pool

HGV DRIVE DISTANCE

AVONMOUTH DOCKS	5 miles
M48 J1 / M5 J18	6 miles
M49 J18A	6 miles
M4/ M5 INTERCHANGE	8 miles
ROYAL PORTBURY DOCKS	9 miles
BRISTOL CITY CENTRE	17 miles
BRISTOL AIRPORT	18 miles
CARDIFF	35 miles
BIRMINGHAM	97 miles
LONDON	125 miles

SOURCE: UK HAULIER



4% lower
labour costs
compared to the UK
average

70%
of the UK
population
is within a 4-hour
HGV time

68% of
Bristol's
population
are of working
age

Annual salaries of
£20,000 -
£29,000
for jobs related
to distribution

HGV DRIVE TIMES
 0-90 MINUTES
 90-180 MINUTES
 180-270 MINUTES

SOURCE: MECATOR GEOSYSTEMS

SOURCE: WEST OF ENGLAND LOCAL ENTERPRISE PARTNERSHIP / NOMIS / ONS / SOUTH GLOUCESTERSHIRE COUNCIL

SCHEDULE OF ACCOMMODATION

ACCOMMODATION	SQ. M	SQ. FT
WAREHOUSE & ANCILLARY	21,357	229,892
GROUND FLOOR OFFICE	498	5,361
1 ST FLOOR OFFICE	381	4,101
2 ND FLOOR OFFICE	381	4,101
PLANT ROOM	381	4,101
GATEHOUSE	53	571
TOTAL	23,051	248,127
POTENTIAL EXPANSION TO WAREHOUSE*	2,713	29,199

*Subject to necessary planning permissions

SPECIFICATION

CAR PARKING	169
HGV PARKING	50
DOCK LEVELLERS	22
LEVEL ACCESS	1
YARD DEPTH	60m

WAREHOUSE

- 22 DOCK LEVELLERS (WITH POTENTIAL FOR MORE)
- LEVEL ACCESS LOADING FACILITIES
- 12.5M EAVES HEIGHT
- 50KN/M2 FLOOR LOADING
- 60 METRE YARD
- 169 CAR PARKING SPACES
- LORRY PARKING
- SPRINKLERS & LIGHTING

OFFICES

- THREE STOREY OFFICES
- ANCILLARY ACCOMMODATION
- SECURITY GATEHOUSE



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-  12.5 m Eaves Height
-  1 Level Access Door
-  22 Dock Levellers
-  60 m Secure Yard
-  Three Storey Offices
-  50 HGV Parking Spaces
-  EPC D 95
-  169 Car Parking Spaces

SOUTH WEST'S PREMIER LOGISTICS LOCATION

Western Approach Distribution Park is already home to a number of blue chip companies and is situated in the south west's premier logistics location. Located between Junction 1 of the M48 and Junction 18 of the M5, with frontage to the M49, this well established distribution park offers direct access to the UK's extensive motorway network.

Bristol International Airport lies 18 miles to the south and Bristol's Avonmouth and Royal Portbury Docks are located within 6 miles. The South West has a population of 5.3 million, showing an increase of 6.7% over a 9 year period compared to the national increase of 5.3%.
Source: ONS August 2012



AVAILABILITY AND TERMS

Further details on terms upon application

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