



CENTRAL APPROACH

CENTRAL PARK • J1 M49, BRISTOL, BS35 4GG

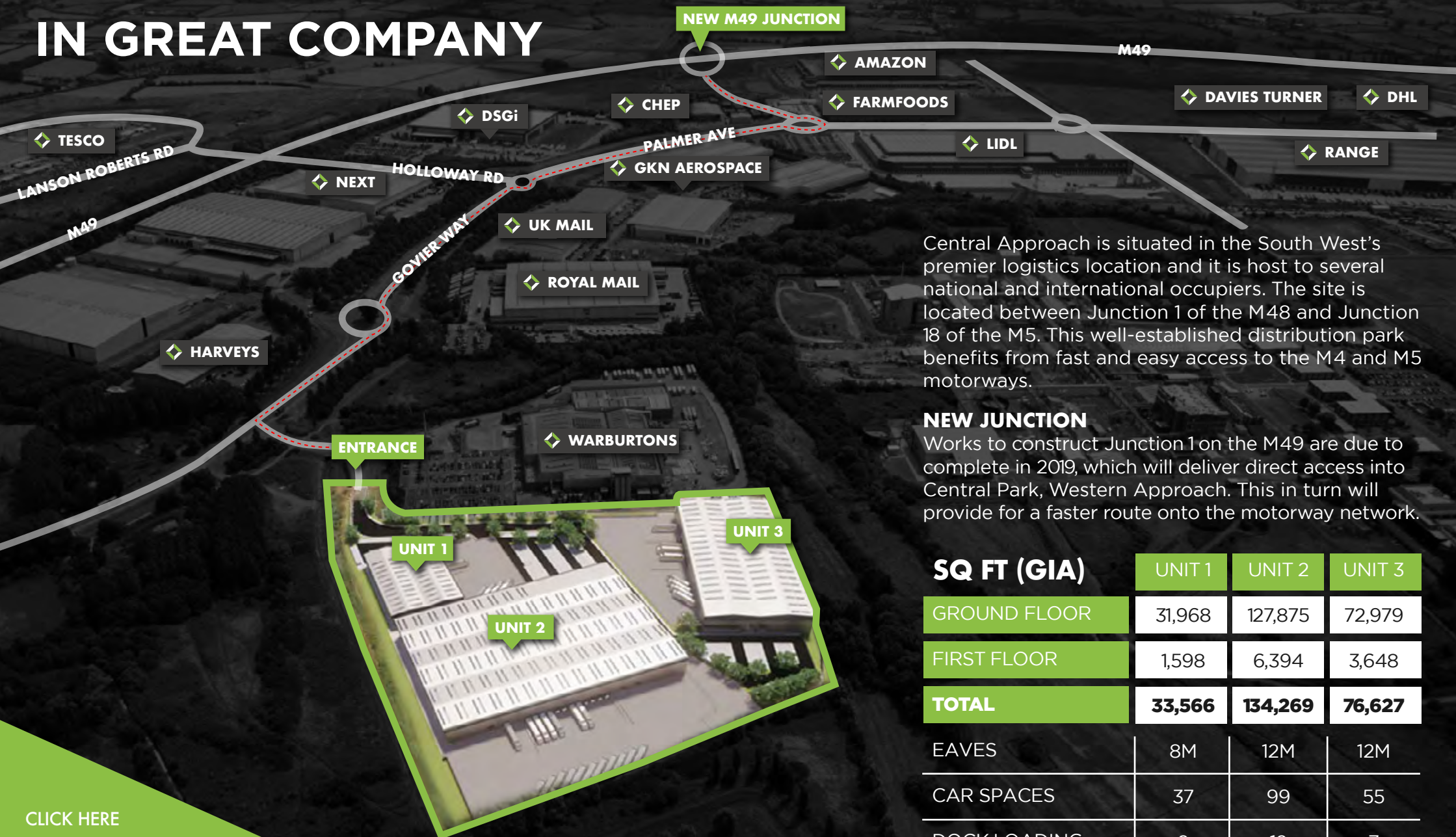
www.centralapproach.co.uk



NEW INDUSTRIAL
DISTRIBUTION UNITS
UNIT 1 - 33,566 SQ FT
UNIT 2 - 134,269 SQ FT
UNIT 3 - 76,627 SQ FT

TO LET/FOR SALE

IN GREAT COMPANY



Central Approach is situated in the South West's premier logistics location and it is host to several national and international occupiers. The site is located between Junction 1 of the M48 and Junction 18 of the M5. This well-established distribution park benefits from fast and easy access to the M4 and M5 motorways.

NEW JUNCTION

Works to construct Junction 1 on the M49 are due to complete in 2019, which will deliver direct access into Central Park, Western Approach. This in turn will provide for a faster route onto the motorway network.

SQ FT (GIA)

	UNIT 1	UNIT 2	UNIT 3
GROUND FLOOR	31,968	127,875	72,979
FIRST FLOOR	1,598	6,394	3,648
TOTAL	33,566	134,269	76,627
EAVES	8M	12M	12M
CAR SPACES	37	99	55
DOCK LOADING	2	12	7
SURFACE LOADING	2	4	2

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ACCOMMODATION

PLANNING

The site is suitable for B1(c), B2 and B8 uses.



Up to
12m eaves



Yard Depth
Up to 50M



Multiple dock level
and ground level



Floor loading
of 50 kn/m²



Fitted first floor
office accommodation



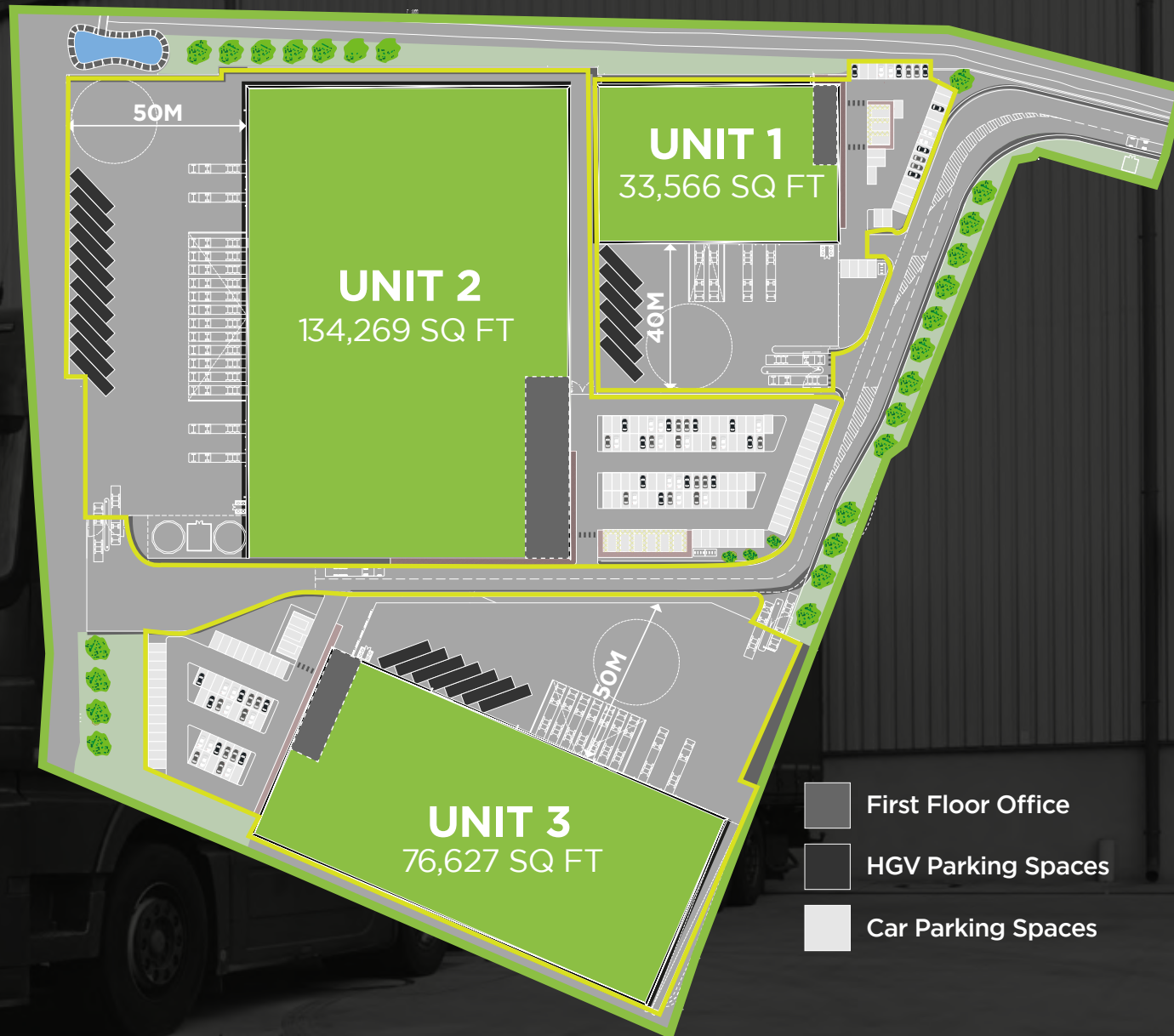
Ample car and
lorry parking

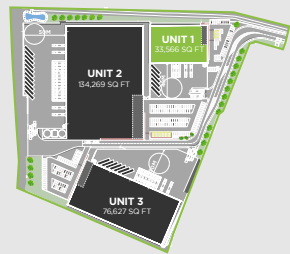


Connectivity
fibre optic



Self-Contained and
Secure Concrete Yards

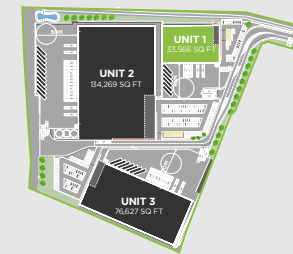




SPECIFICATIONS

- 8m eaves height
- Yard depth of 40 metres
- Secure self contained yard
- 6 lorry spaces
- 37 secured car parking
- 2 dock loading doors
- 2 surface loading doors
- Floor loading of 50 kn/m²
- Fibre connectivity
- Large power supply
- First floor high quality offices

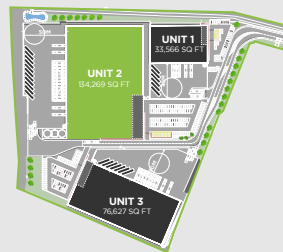
UNIT 1
33,566 SQ FT



SPECIFICATIONS

- 8m eaves height
- Yard depth of 40 metres
- Secure self contained yard
- 6 lorry spaces
- 37 secured car parking
- 2 dock loading doors
- 2 surface loading doors
- Floor loading of 50 kn/m²
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UNIT 1
33,566 SQ FT



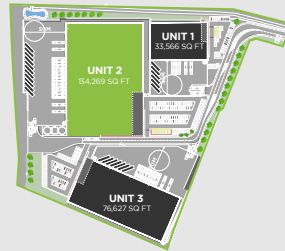
SPECIFICATIONS

- 12m eaves height
- Yard depth of 50 metres
- Secure self contained yard
- 11 lorry spaces
- 99 secured car parking
- 12 dock loading doors
- 4 surface loading doors
- Floor loading of 50 kn/m²
- Fibre connectivity
- Large power supply
- First floor high quality offices

UNIT 2

134,269 SQ FT

CENTRAL
APPROACH | UNIT 2



SPECIFICATIONS

- 12m eaves height
- Yard depth of 50 metres
- Secure self contained yard
- 11 lorry spaces
- 99 secured car parking
- 12 dock loading doors
- 4 surface loading doors
- Floor loading of 50 kn/m²
- Fibre connectivity
- Large power supply
- First floor high quality offices

UNIT 2

134,269 SQ FT

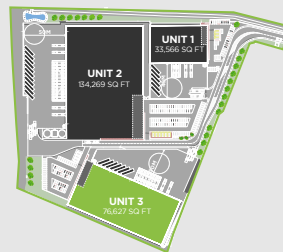


Indicative image

SPECIFICATIONS

- 12m eaves height
- Yard depth of 50 metres
- Secure self contained yard
- 7 lorry spaces
- 55 secured car parking
- 7 dock loading doors
- 2 surface loading doors
- Floor loading of 50 kn/m²
- Fibre connectivity
- Large power supply
- First floor high quality offices

UNIT 3
76,627 SQ FT

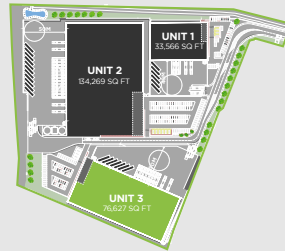




Indicative image

SPECIFICATIONS

- 12m eaves height
- Yard depth of 50 metres
- Secure self contained yard
- 7 lorry spaces
- 55 secured car parking
- 7 dock loading doors
- 2 surface loading doors
- Floor loading of 50 kn/m²
- Fibre connectivity
- Large power supply
- First floor high quality offices



UNIT 3




76,627 SQ FT

DRIVE TIMES

New M49 Junction	1 mile	3 mins
M48 J1	5 miles	10 mins
M5 J18	6 miles	16 mins
 Avonmouth Docks	7 miles	15 mins
M4/M5 Interchange	9 miles	15 mins
 Royal Portbury Dock	10 miles	13 mins
Bristol City Centre	17 miles	25 mins
 Bristol Airport	18 miles	36 mins
Cardiff	37 miles	53 mins
Exeter	82 miles	1hr 33 mins
Birmingham	98 miles	1hr 40 mins
Southampton	100 miles	1hr 54 mins
London	124 miles	2hrs 28 mins

Source: Google Maps - Car travel

HGV DRIVE TIMES

	0-90 minutes
	90-180 minutes
	180-270 minutes

Source:
Mecator Geosystems





SAT NAV

POPULATION



459,300

Bristol Population
(Bristol.Gov)



500,000

**People in Bristol's City
Centre by 2027** (Bristol.Gov)



617,280

**Population of
Greater Bristol**
(ONS)

WORK FORCE

£29,300

Average annual salary in Bristol
(adzuna.com)



3.7%

**less than the national average
salary for labourer jobs
which is £31,761 pa**

(adzuna.com)



25 Million

**Tolls on the Severn crossings
are to be abolished at the
end of 2018. Circa 25m drivers
a year use the crossings.**

(West of England Enterprise Partnership)



6 Million

**Removal of the Severn Bridge
tolls will create 6 million extra
journeys into Bristol every year**

(Department of Transport)





FURTHER INFORMATION

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in FOLLOW TREBOR



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