

# supercharger

WESTERN APPROACH ■ J1 M49 ■ BRISTOL ■ BS35 4GG

CANMOOR



## New Prime Distribution/Manufacturing Unit 106,890 sq ft (9,930 sq m) **TO LET**

- 600m to new M49 Junction 1
- B2 and B8 use classes
- Unrivalled 1.53 acre secure yard / 67m depth
- 12m clear internal eaves height
- Up to 2 MVA power supply
- 600 KW gas supply
- 8 dock level & 2 level access doors
- 61 car parking spaces
- Fitted 1st floor office / comfort cooling (VRV/VRF)

Local occupiers include:



# BRISTOL

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Toll free access for all vehicles across Severn bridges



Brand new Junction 1 M49 reducing drive time significantly



Labour costs in the south west Greater Bristol are 4% lower compared to the national average



C.20,000 people in the LEP area are unemployed and actively seeking work



C.900,000 people within a 30 minute drive of Central Park



81 bed hotel under construction



3 drive-thru services

# BRISTOL



Supercharger is a new 106,890 sq ft distribution / manufacturing unit, strategically located just off the M49 J1 within the South West's prime distribution park in Avonmouth.

### ACCOMMODATION

	sq ft	sq m
Warehouse	100,800	9,365
Undercroft	630	58
First Floor Office	5,460	507
<b>Total GIA</b>	<b>106,890</b>	<b>9,930</b>

\*Office core: 5.69% GIA

### SITE AREA

6.74 acres - 2.72 ha  
Yard area - 1.53 acres

### SITE COVERAGE

36.85%



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## LOCATION

Supercharger is located in the heart of Western Approach, the South West's premier distribution location due to its strategic multi-modal connections with unrivalled road, rail and sea access.

This key UK logistics location offers fast and easy access to the national motorway network via the M49, M5 and M4 motorways. Supercharger is also located within 600m of the new Junction 1 of the M49 providing faster and direct access to this national motorway network.

## COMMUNICATIONS

Proposed new M49 Junction 1	0.6 miles	M5 J18	6.3 miles
M4 J22	2 miles	Bristol City Centre	10.8 miles
M48 J1	4.5 miles	Swindon	46.4 miles
Avonmouth Docks	6.2 miles	Birmingham	97.8 miles
		London	124 miles



## PLANNING

Planning permission for Use Classes B2 (Manufacturing) and B8 (Storage & Distribution)

## EPC TENURE

EPC A Available leasehold on terms to be agreed

## FURTHER INFORMATION

Further information, plans, specification and detailed terms are available on request through the joint sole agents.



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