



# 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:















## supercharger

WESTERN APPROACH J1 M49 BRISTOL BS35 4GG





Toll free access for all vehicles across Severn bridges



Brand new Junction 1 M49 reducing drive time significantly



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



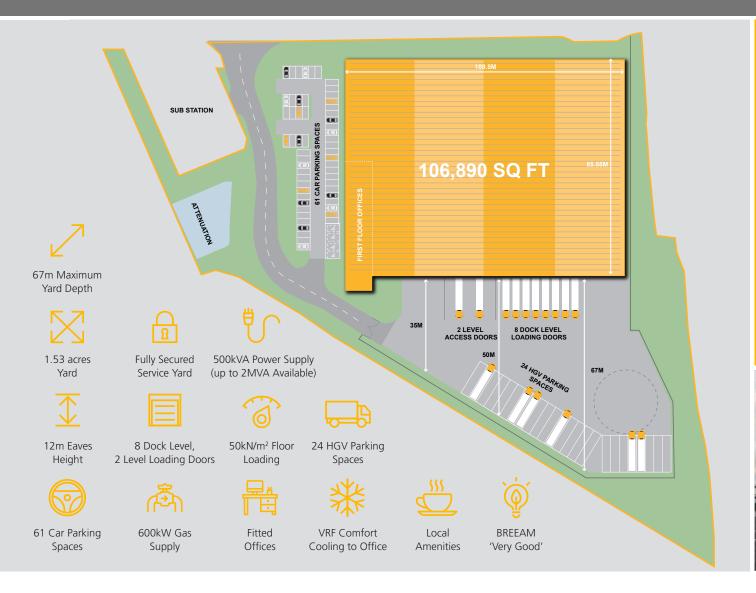
81 bed hotel under



drive-thr

# **BRISTOL**





#### **ACCOMMODATION**

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

**SITE AREA** 

**SITE COVERAGE** 

Yard area - 1.53 acres



### supercharger

WESTERN APPROACH | J1 M49 | BRISTOL | BS35 4GG



#### 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
M4 J22	
M48 J1	
Avonmouth	6.2 miles

M5 J18	6.3 miles
Bristol City Centre	10.8 miles
Swindon	46.4 miles
Birmingham	97.8 miles
London	





#### **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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