

Unit 11

New Industrial / Distribution Unit

13,762 sq ft (1,278 sq m)

For Sale / To Let

Available Q1 2019



Indicative image of completed buildings

A brand new detached distribution unit with secure yard on the South West's Premier Distribution Park

www.morecentralpark.com



more+

Central Park, Bristol
BS35 4GH



Location

More+ Central Park is the South West's prime distribution location, due to its strategic multi-modal connections in close proximity to the M4/M5 Intersection. The site itself is located in a prominent position fronting the M49, in close proximity to Junction 1 (under construction) and therefore giving unrivalled access to the South West and South Wales.

Accommodation

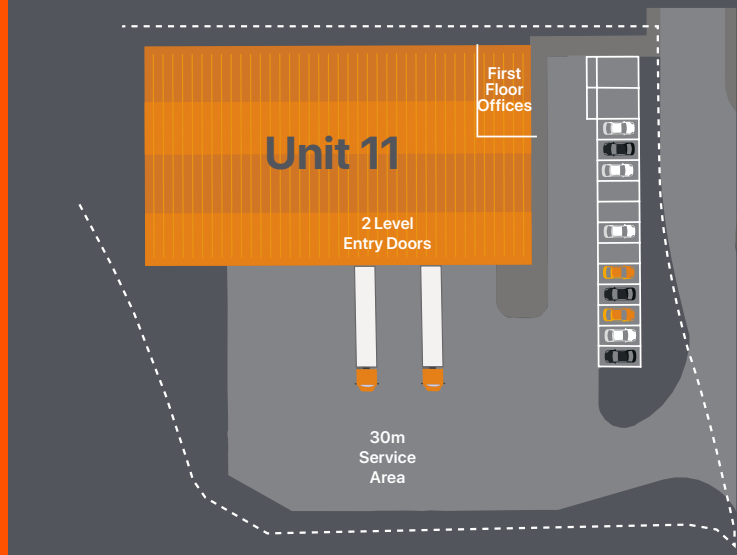
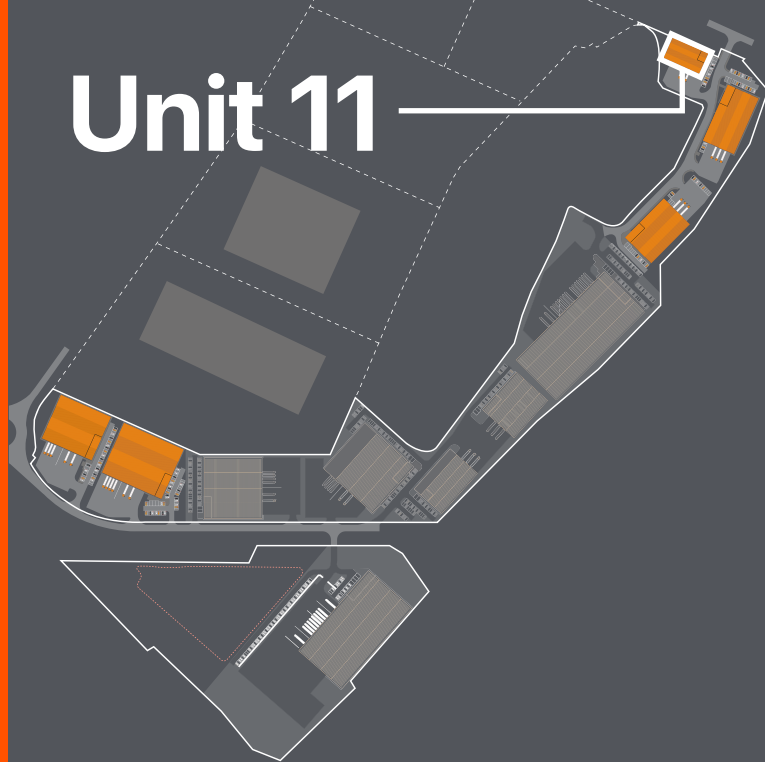
Warehouse	12,489 sq ft	1,160 sq m
1st Floor Offices	1,273 sq ft	118 sq m
Total (GIA)	13,762 sq ft	1,278 sq m
Site area	0.99 acres	(30% site coverage)

Specification

Unit 11 will be constructed to a high quality specification incorporating the following:

- 8m clear internal eaves height
- 50kN/m² floor loading
- 2 level loading access doors
- 14 car parking spaces and ability to create additional parking
- Fully secure yard (30% site coverage)
- Fully fitted offices
- Within 0.5 miles of Junction 1 (M49)
- Completion Q1 2019

Unit 11



Tenure

The Unit is available on a freehold or leasehold basis.

Further Information

More information available through joint agents:



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A Development By



Space for more+

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