

Unit 1

New Industrial / Distribution Unit
41,827 sq ft (3,886 sq m)

For Sale / To Let
Available Now

Ready for
occupation



more



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

www.morecentralpark.com

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.

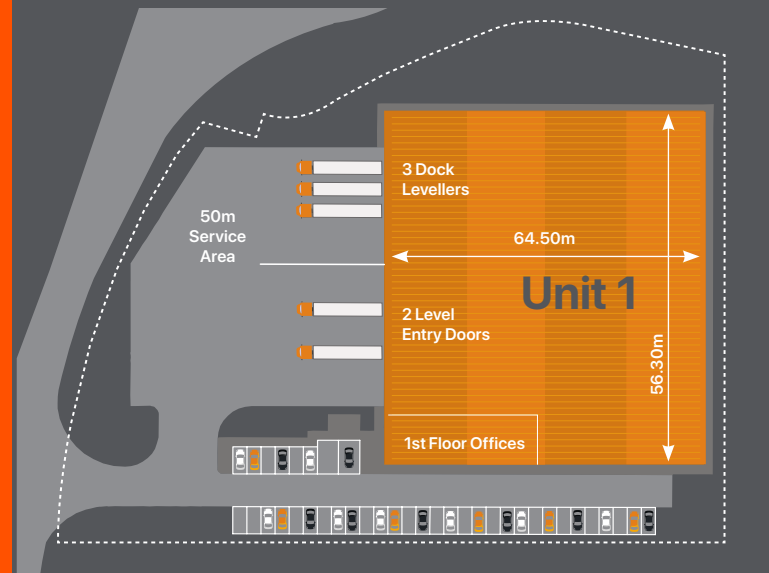
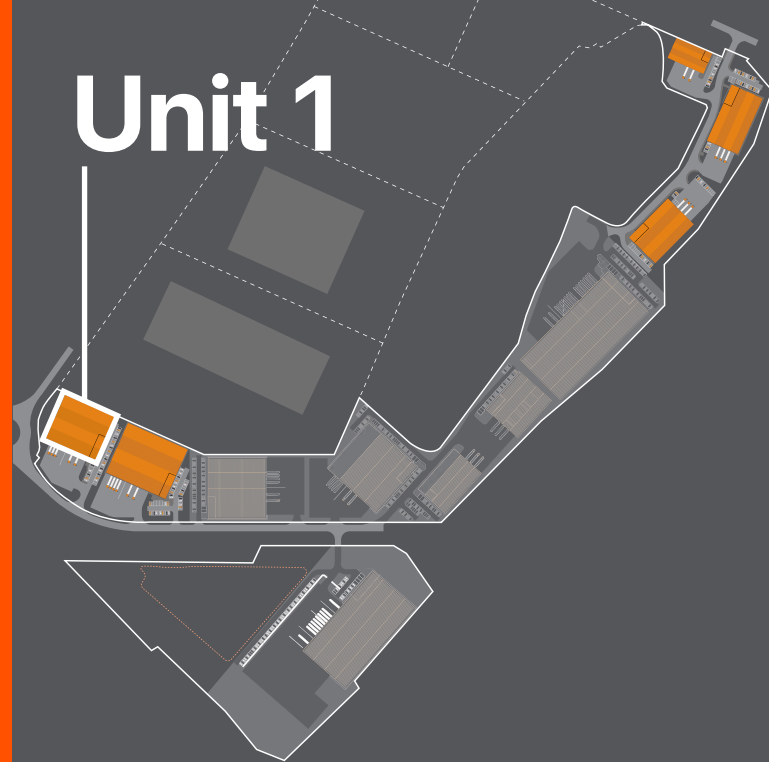
Accommodation

Warehouse	39,226 sq ft	3,644 sq m
1st Floor Offices	2,600 sq ft	242 sq m
Total (GIA)	41,827 sq ft	3,886 sq m
Site area		2.34 acres

Specification

Unit 1 will be constructed to a high quality specification incorporating the following:

- 11m minimum eaves height
- 50kN/m² floor loading
- 2 level loading access doors
- 3 dock level loading doors
- 38 car parking spaces and ability to create additional parking
- Fully secure yard
- Fully fitted offices
- Within 0.5 miles of Junction 1 (M49)
- Ready for occupation



Tenure

The Unit is available on a freehold or leasehold basis.

Further Information

More information available through joint agents:



Chris Yates
chris.yates@cushwake.com

Charles Swanson
charles.swanson@cushwake.com



Russell Crofts
russell.crofts@knightfrank.com

Rhys Jones
rhys.jones@knightfrank.com



Rob Russell
rob@russellpc.co.uk

Chris Miles
chris@russellpc.co.uk

A Development By



Jonathan Robinson
Jonr@barberry.co.uk

Space for more⁺

MISREPRESENTATION ACT 1967 These particulars do not constitute or form any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Richardson Barberry Avonmouth Ltd or its agents/officers. None of the statements contained in these particulars is to be relied upon as a statement of representation of fact, and prospective purchasers/lessees must verify all statements by their own searches, enquiries and inspections. Neither Richardson Barberry Avonmouth Ltd nor any of its agents/officers make or give representation of warranty whatsoever in relation to the premises described in these particulars. June 2019.

designed & produced by CORMACK - cormackadvertising.com