

# 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](http://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.

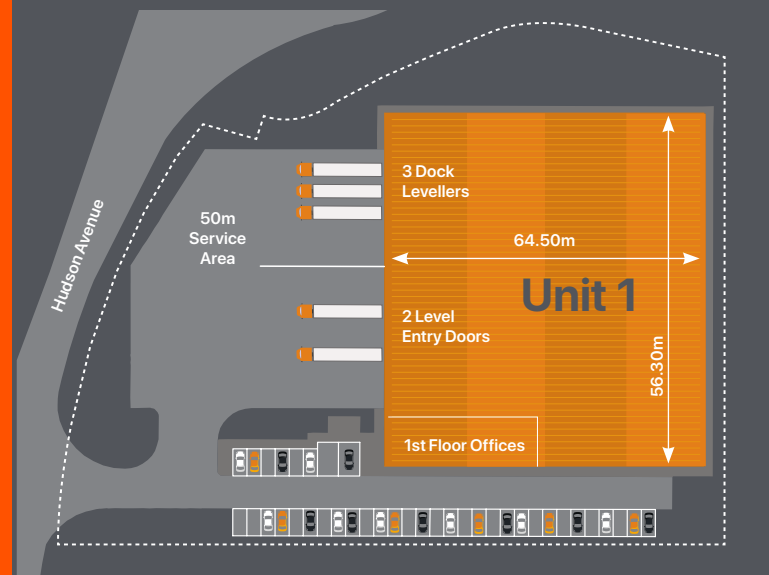
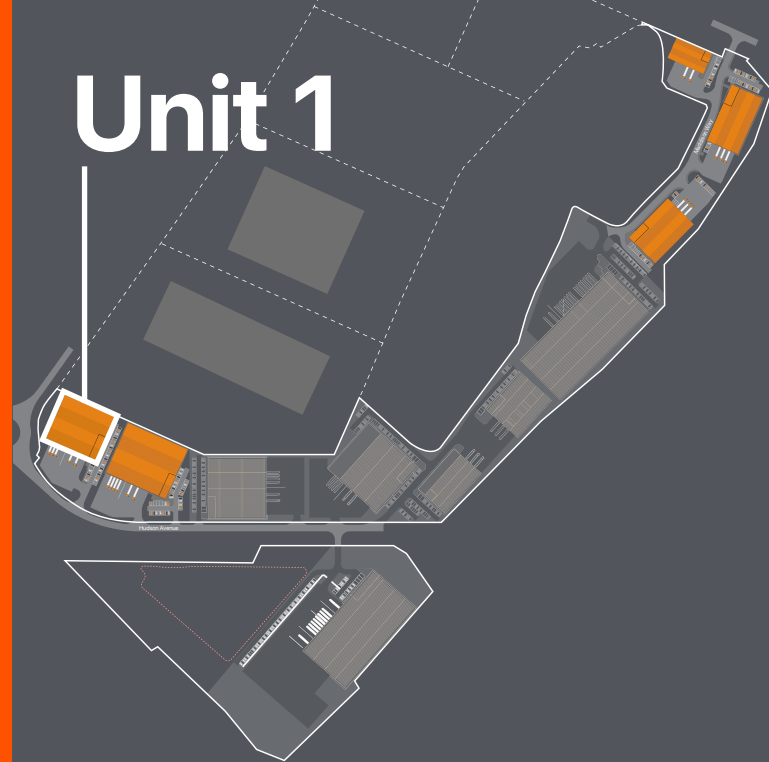
## Accommodation

Warehouse	39,227 sq ft	3,644 sq m
1st Floor Offices	2,600 sq ft	242 sq m
<b>Total (GIA)</b>	<b>41,827 sq ft</b>	<b>3,886 sq m</b>
Site area		2.34 acres

## Specification

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

- 11m minimum eaves height
- 50kN/m<sup>2</sup> 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:



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Space for more+

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