

Unit 9

New Industrial / Distribution Unit
31,617 sq ft (2,937 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.

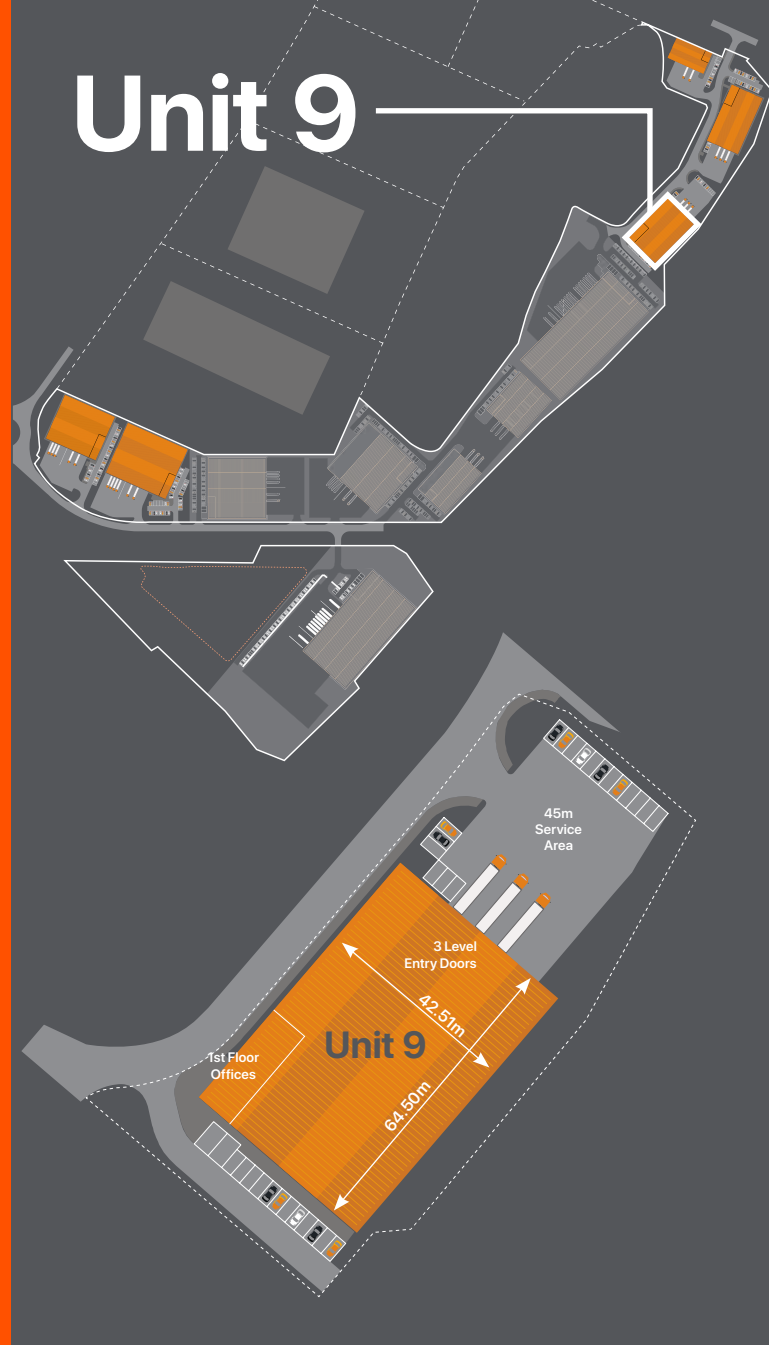
Accommodation

| | | |
|--------------------|---------------------|-------------------|
| Warehouse | 29,514 sq ft | 2,742 sq m |
| 1st Floor Offices | 2,592 sq ft | 195 sq m |
| Total (GIA) | 31,617 sq ft | 2,937 sq m |
| Site area | | 1.66 acres |

Specification

Unit 9 will be constructed to a high quality specification incorporating the following:

- 9m minimum eaves height
- 50kN/m² floor loading
- 3 level loading access doors
- 32 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
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Space for more+

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