

# 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](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.

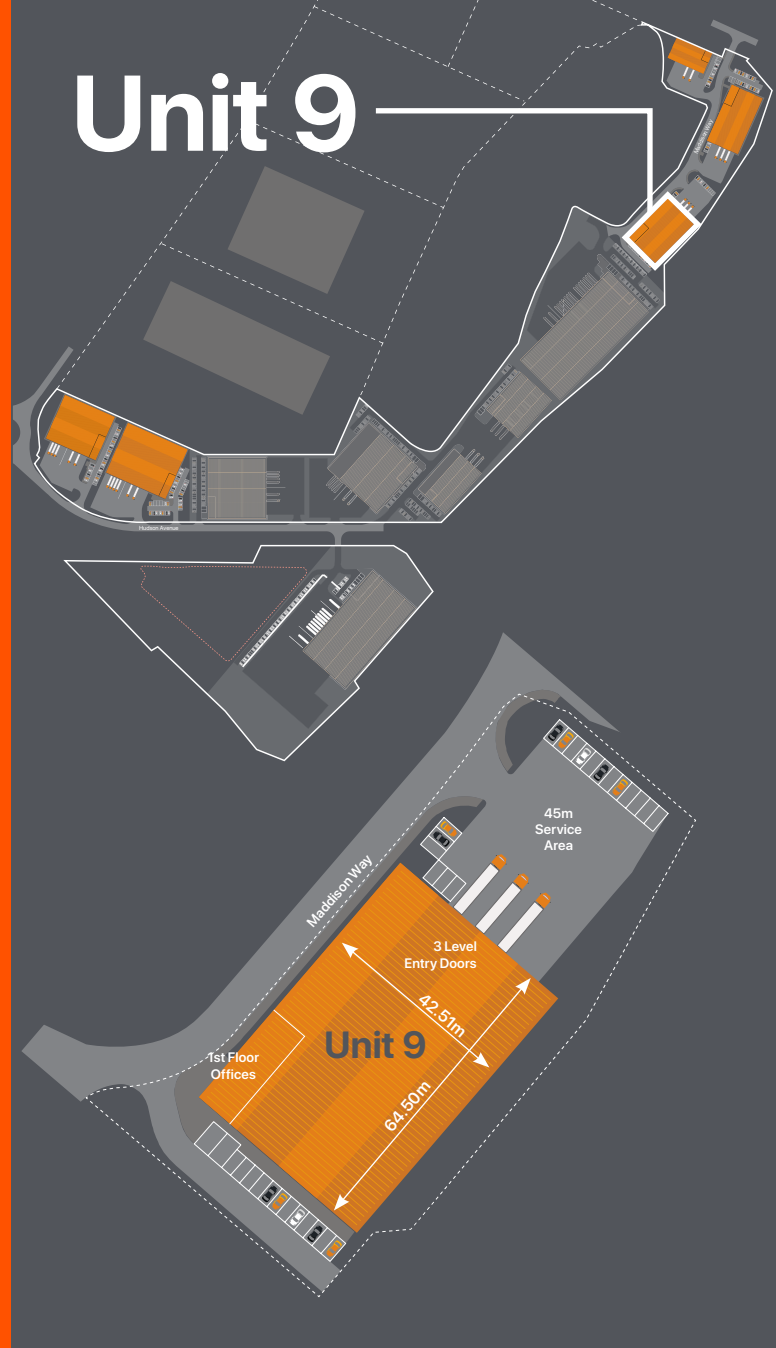
## Accommodation

Warehouse	29,514 sq ft	2,742 sq m
1st Floor Offices	2,103 sq ft	195 sq m
<b>Total (GIA)</b>	<b>31,617 sq ft</b>	<b>2,937 sq m</b>
Site area		1.66 acres

## Specification

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

- 9m minimum eaves height
- 50kN/m<sup>2</sup> 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:



0117 910 6699

cushmanwakefield.co.uk

Chris Yates  
chris.yates@cushwake.com

Charles Swanson  
charles.swanson@cushwake.com



0117 945 8814  
www.knightfrank.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. July 2019.

designed & produced by CORMACK - cormackadvertising.com