

more+

CENTRAL PARK ■ J1 M49 ■ BRISTOL ■ BS35 4GH

CANMOOR



Indicative image of completed buildings

# Six Brand New Industrial/Distribution Units 20,735 – 94,500 sq ft **TO LET**

**AVAILABLE Q1 2022**

- Detached units
- Fully fitted offices
- Dock and level access loading doors
- 50kN/m2 floor loading capacity
- 30-60m self-contained, secure service yards
- Within 0.5 miles from M49 Junction 1

Local occupiers include:



**BRISTOL**



more+

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Toll free access for all vehicles across Severn bridges



Brand new Junction 1 M49 reducing drive time significantly



Labour costs in the South West Greater Bristol are 4% lower compared to the national average



C.20,000 people in the LEP area are unemployed and actively seeking work



C.900,000 people within a 30 minute drive of Central Park



81 bed hotel



3 drive-thru services



25 million people use the Severn Crossings a year

BRISTOL

## ACCOMMODATION

Unit	Sq Ft	Sq M	Eaves Height	Yard Depth	Dock Level Doors	Level Access Doors	Car Parking
3	62,900	5,844	10m	43m	6	2	51
4	63,700	5,918	10m	50m	4	2	69
5	20,735	1,926	8m	30m	0	2	18
6	47,000	4,366	10m	45m	3	2	29
7	94,500	8,779	12m	60m & 38m	8	2	76
8	94,000	8,733	12m	50m	10	2	70

**Total 382,835 35,567**

Approximate Gross Internal Areas



**More+** is a total of 35 acres, with 6 new units under construction. The indicative masterplan shows a selection of 6 buildings ranging from 20,000 sq ft to 94,000 sq ft suitable for industrial / distribution uses. Phase 1 construction completed in Q1 2019 and phase 2 to be completed Q1 2022.



HGV Parking



Part of a 260 Acre Development



Fully Secured Service Yards



Detached Units



50kN/m² Floor Loading



Fitted Offices



Up to 60m Yard Depth



Substantial Car Parking



Dock Level & Level Loading Doors

## PLANNING

B8 (Storage & Distribution). Other uses can be accommodated. Please contact the agents to discuss.

## EPC

The target EPC rating is A.

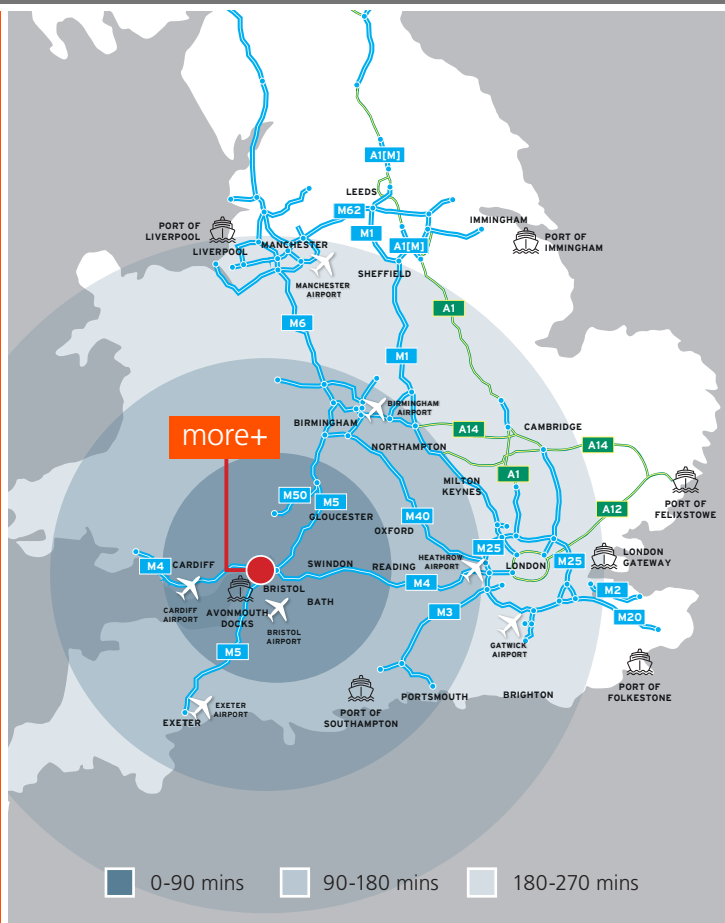


### LOCATION

More+ is located in the heart of Central Park, the South West's premier distribution location due to its strategic location fronting the M49. The scheme is only 600m from the new Junction 1. More+ also benefits from multi-modal connections and fast and easy access to the national motorway network via the M49, M5 and M4 motorways giving unrivalled access to the South West and Wales.

### COMMUNICATIONS

M49 Junction 1	0.6 miles	Bristol Airport	16 miles
M4 J22	2 miles	Cardiff	37 miles
M5 J18	3.4 miles	Gloucester	40 miles
Avonmouth Docks	6.2 miles	Swindon	45 miles
Royal Portbury Docks	6 miles	Exeter	81 miles
Bristol City Centre	8 miles	Birmingham	88 miles
		Southampton	107 miles
		London	125 miles



### FURTHER INFORMATION

Further information is available on request through the joint sole agents.



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