

more+

CENTRAL PARK ■ J1 M49 ■ BRISTOL ■ BS35 4EL



# Six Brand New Industrial/Distribution Units 20,921 – 94,641 sq ft **TO LET**

**AVAILABLE NOW**

- EPC A
- Fully fitted offices
- Dock and level access loading doors
- 50kN/m2 floor loading capacity
- 35-62m 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



South West Labour rates 4% lower than 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	Warehouse Sq Ft	Warehouse Sq M	Office Sq Ft	Office Sq M	Eaves Height	Yard Depth	Dock Level Doors	Level Access Doors	Car Parking	Power kVA
3	63,088	5,861.1	3,636	337.2	10m	33m	6	2	51	250
4	63,973	5,943.3	3,597	334.2	10m	55m	4	2	69	250
5	20,921	1,943.6	1,928	179.1	8m	35m	0	2	18	150
6	47,745	4,435.6	2,633	244.6	10m	45m	3	2	29	250
7	94,641	8,792.5	4,501	418.2	12m	62.5m & 38m	8	2	76	500
8	94,361	8,766.4	3,612	335.6	12m	55m	10	2	70	500

**Total 384,729 35,742.5**

Approximate Gross Internal Areas



**More+** is a total of 35 acres, with 6 new units recently completed and available for immediate occupation. The 6 completed buildings ranging in size from 20,291 sq ft to 94,641 sq ft. Phase 1 is fully let.

Up to 12m Eaves Heights

EPC A

Fully Secured Service Yards

Detached Units

50kN/m<sup>2</sup> Floor Loading

Fitted Offices

Up to 62.5m Yard Depths

Substantial Car Parking

Dock Level & Level Loading Doors

## PLANNING

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

## EPC

EPC rating A.

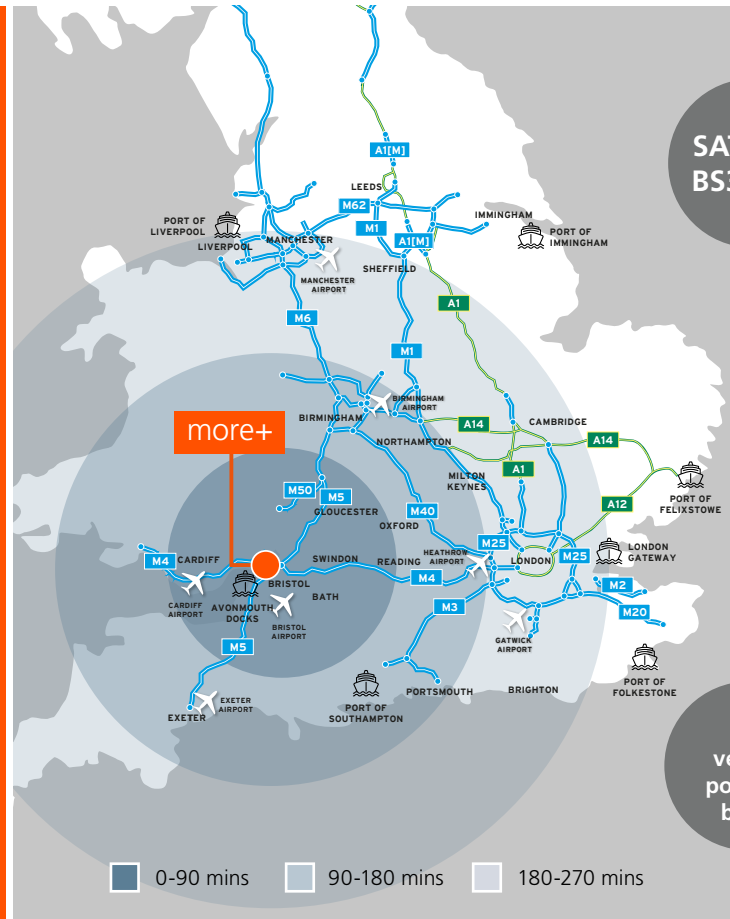


**LOCATION**

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.

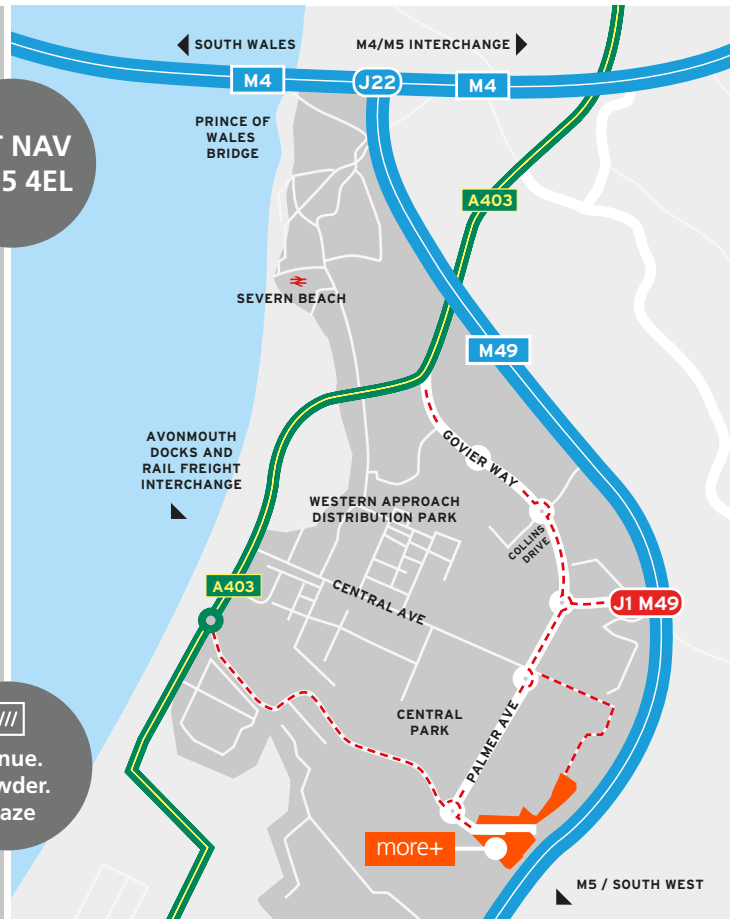
**COMMUNICATIONS**

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



SAT NAV  
BS35 4EL

venue.  
powder.  
blaze



**FURTHER INFORMATION**

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

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