

unit 5

MORE + CENTRAL PARK J1 M49 BRISTOL BS35 4EL

CANMOOR



Brand New Industrial/Distribution Unit 20,921 sq ft (1,943.6 sq m) **TO LET**

AVAILABLE NOW

- Detached unit
- Fully fitted office (first floor)
- Level access loading doors
- 50kN/m² floor loading capacity
- 35m self-contained, secure service yard
- Within 0.5 miles from M49 Junction 1
- High profile to M49
- 8m eaves height
- 18 car parking spaces

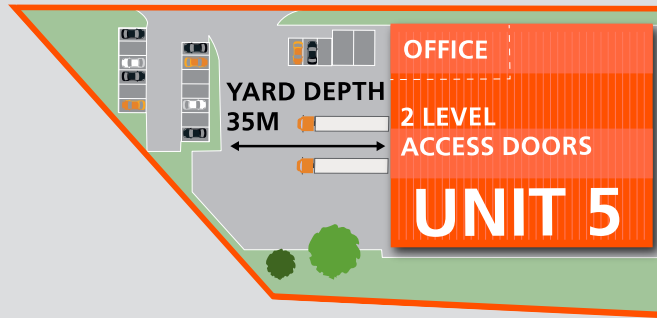
Local occupiers include:



BRISTOL

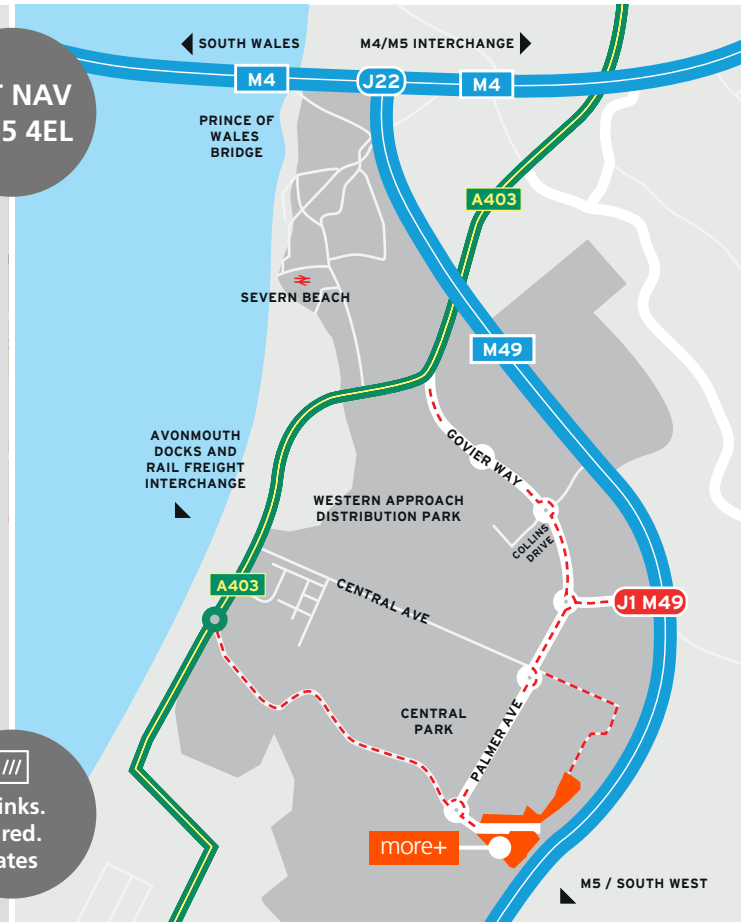
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SAT NAV
BS35 4EL

winks.
hired.
rates



ACCOMMODATION

UNIT 5	SQ FT	SQ M
Ground Floor	18,993	1,764.5
First Floor Office	1,928	179.1
Total	20,921	1,943.6

Approximate Gross Internal Areas

- Detached Unit
- Fitted Office
- 150 kVA
- Fully Secured Service Yard
- 50kN/m2 Floor Loading
- 8m Eaves Height
- 35m Yard Depth
- 18 Car Parking Spaces
- 2 Level Access Doors

FURTHER INFORMATION

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

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