

unit 6

MORE + ■ CENTRAL PARK ■ J1 M49 ■ BRISTOL ■ BS35 4EL



Brand New Industrial/Distribution Unit 47,745 sq ft (4,435.6 sq m) **TO LET**

AVAILABLE NOW

- Detached unit
- Fully fitted office (first floor)
- Dock and level access loading doors
- 50kN/m2 floor loading capacity
- 45m self-contained, secure service yard
- Within 0.5 miles from M49 Junction 1
- High profile to M49
- 10m eaves height
- 29 car parking spaces

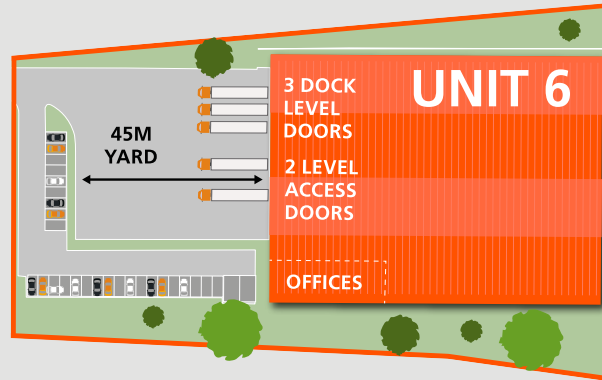
Local occupiers include:



BRISTOL

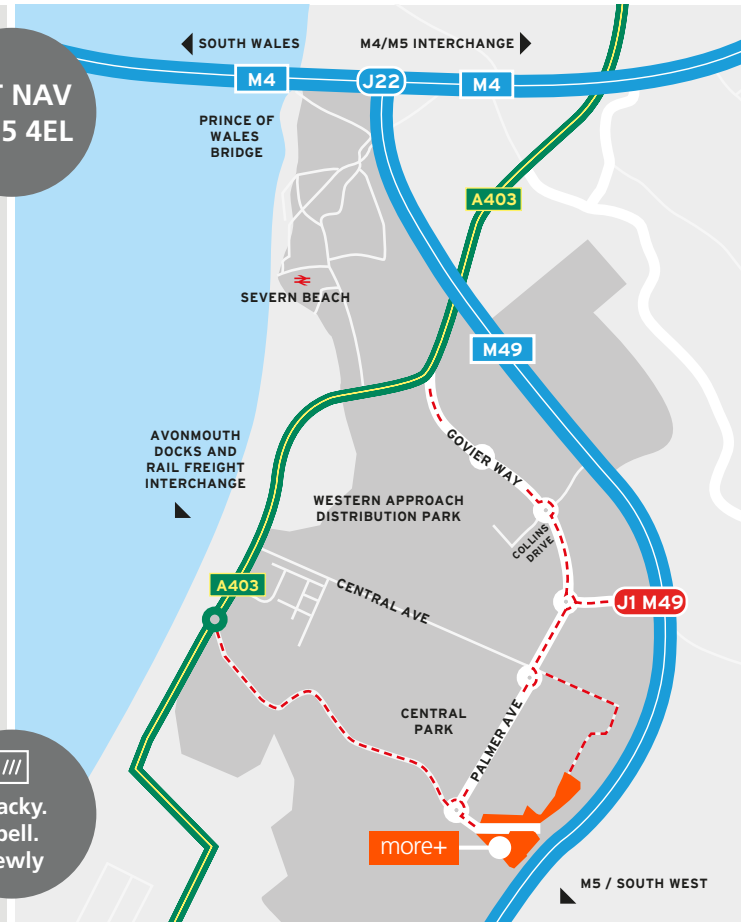
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SAT NAV
BS35 4EL





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ACCOMMODATION

UNIT 6	SQ FT	SQ M
Ground Floor	45,112	4,191.0
First Floor Office	2,633	244.6
Total	47,745	4,435.6

Approximate Gross Internal Areas

-  Detached Unit
-  Fitted Office
-  250 kVA
-  3 Dock Level Doors
-  50kN/m2 Floor Loading
-  10m Eaves Height
-  45m Yard Depth
-  29 Car Parking Spaces
-  2 Level Access Doors

FURTHER INFORMATION

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

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