

unit 8

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



MARKET LEADING ESG CREDENTIALS



Brand New Industrial / Distribution Unit 94,361 sq ft (8,766.4 sq m) **TO LET**

- Detached unit
- Fully fitted office (first floor)
- Dock and level access loading doors
- 50kN/m2 floor loading capacity
- 55m self-contained, secure service yard
- Within 0.5 miles from M49 Junction 1
- High profile to M49
- 12m eaves height
- 70 car parking spaces
- EPC rating A
- Up to 30% of total roof area can be covered with PV's
- Electric vehicle (EV) charging ready

Local occupiers include:



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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 nearby

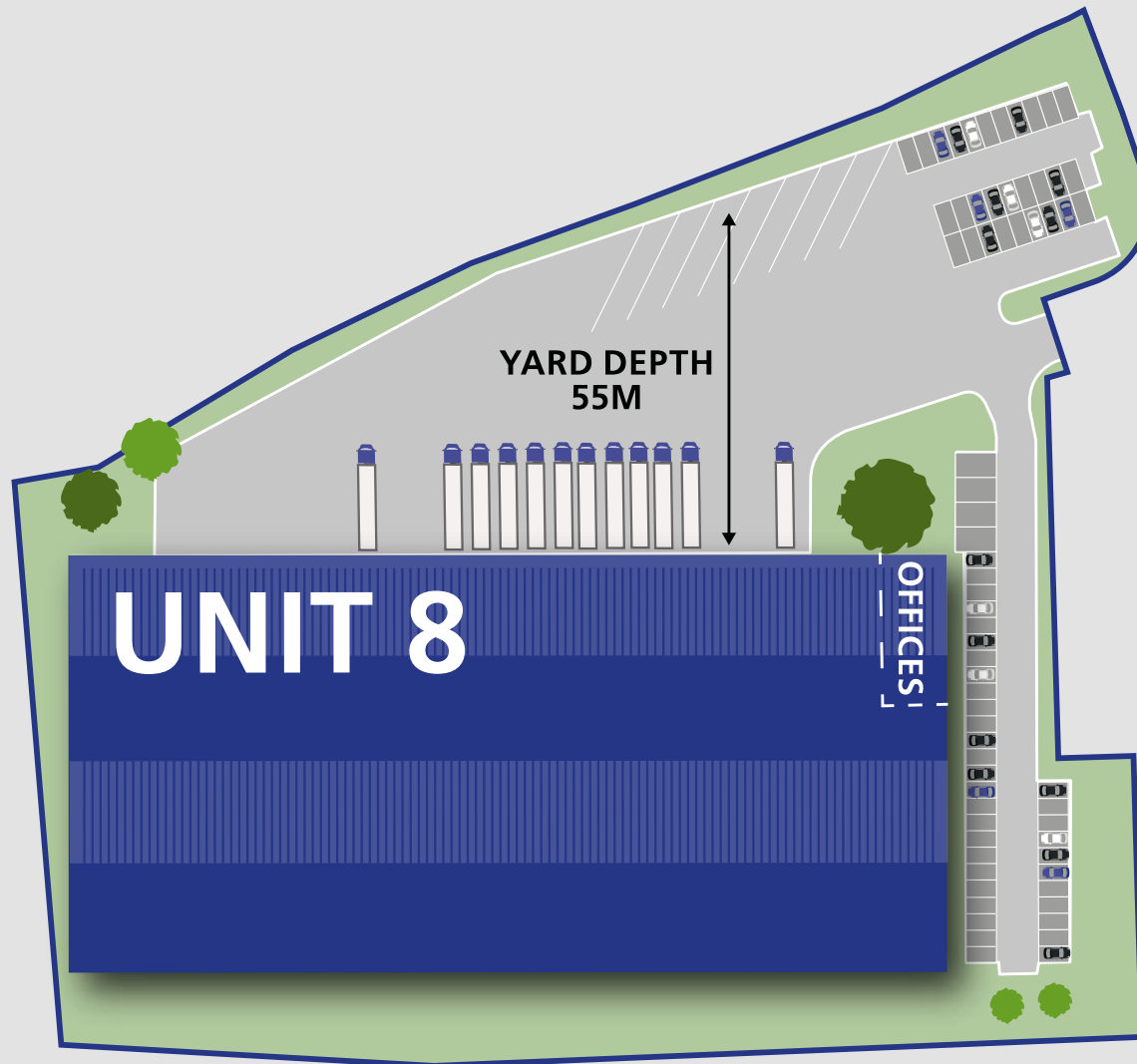


3 drive-thru services nearby










25 million people use the Severn Crossings a year

BRISTOL



More+ is a total of 35 acres, with some new units recently completed and available for immediate occupation. The masterplan shows the available units ranging in size from 47,745 sq ft to 94,641 sq ft suitable for industrial/distribution uses.

- 
7 HGV
Parking Spaces
- 
Fitted
Office
- 
Fully Secured
Service Yard
- 
500
kVA
- 
10 Dock
Level Doors
- 
50kN/m²
Floor Loading
- 
12m Eaves
Height
- 
70 Car Parking
Spaces
- 
55m
Yard Depth
- 
2 Level
Access Doors

ACCOMMODATION

UNIT 8	SQ FT	SQ M
Ground Floor	90,749	8,430.8
First Floor Office	3,612	335.6
Total GIA	94,361	8,766.4

HIGH QUALITY
LANDSCAPED
ENVIRONMENT



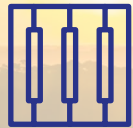
EPC A RATING



BREEAM
IN USE
VERY GOOD

SUSTAINABILITY

More+ has been constructed to a market leading standard in ESG. It already benefits from numerous environmentally conscious features, including cycle shelters and enhanced ecology and landscaping. This in turn will enable the occupier to continue working in a more sustainable way.



NATURAL LIGHT

10% TRANSLUCENT ROOF PANELS
ACROSS THE ENTIRE WAREHOUSE AREA,
PROVIDING PLENTY OF NATURAL LIGHT



ELECTRIC
VEHICLE (EV)
CHARGING
READY



CYCLE
PARKING

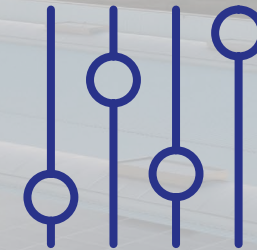
LOW VOC
/ ORGANIC
PAINTS



LOW
ENERGY
LIFTS



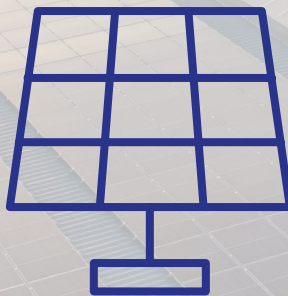
REFRESHMENT
PODS



SMART
METERING

PHOTO-VOLTAIC
(PV) PANELS

UP TO 30% OF TOTAL ROOF
AREA CAN BE COVERED WITH
PV'S GENERATING ENOUGH
ENERGY TO POWER THE
OFFICES AND EV CHARGING



ENERGY EFFICIENT LIGHTING

ENERGY EFFICIENT LED LIGHTING IN THE OFFICES
IS PROVIDED HELPING YOU REDUCE ENERGY
CONSUMPTION BY UP TO 75%

ENERGY EFFICIENT
HEATING & COOLING

VARIABLE REFRIGERANT (VRF) HEATING AND COOLING
SYSTEM WITH INTERNAL CEILING CONCEALED FAN
COILS UNITS TO THE OFFICE ACCOMMODATION.



ACOUSTIC
CONTROL



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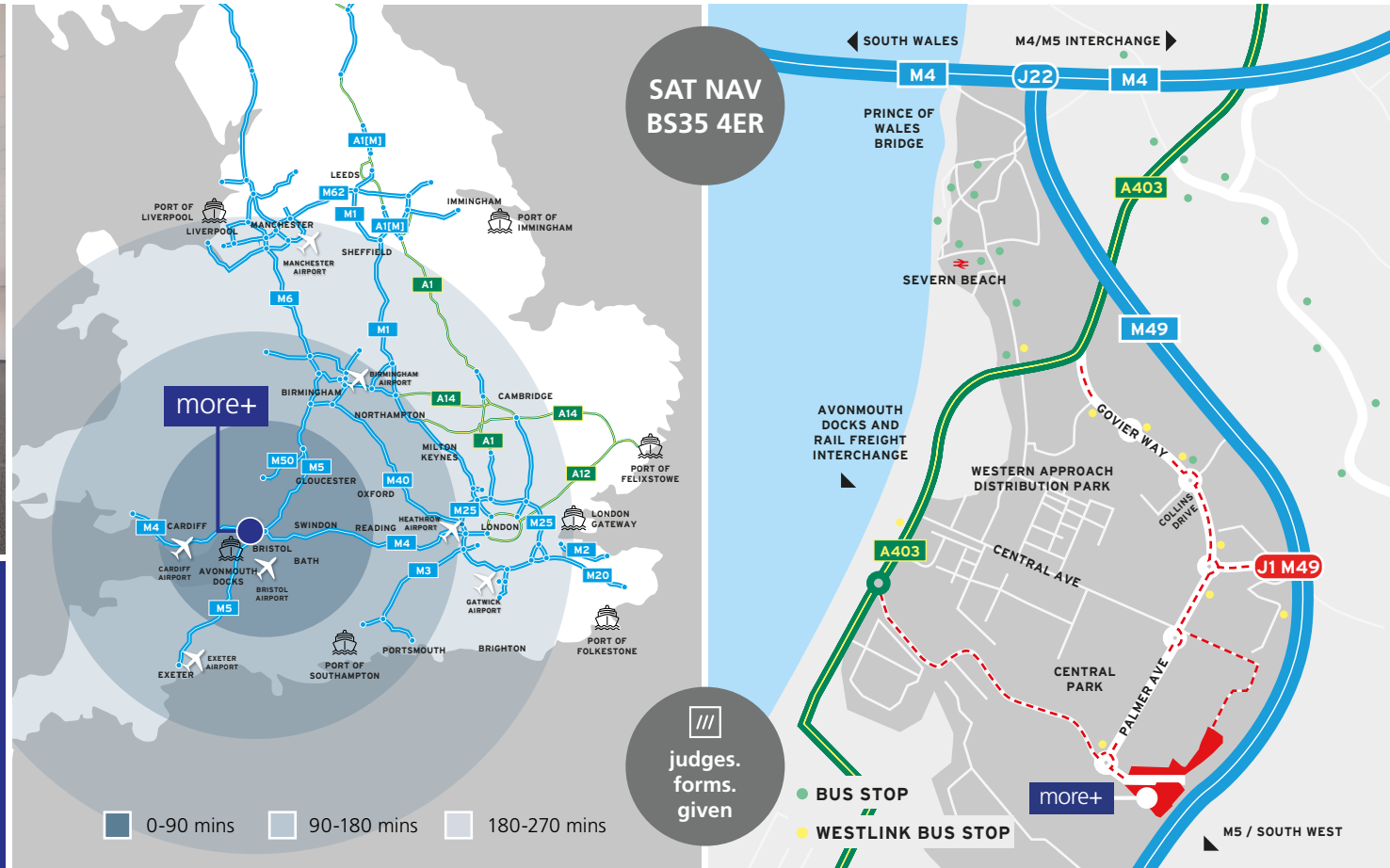


PLANNING

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

EPC

EPC rating A.



FURTHER INFORMATION

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

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