

# unit 8

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

CANMOOR



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

**AVAILABLE NOW**

- Detached unit
- Fully fitted office (first floor)
- Dock and level access loading doors
- 50kN/m2 floor loading (flatness of FM1)
- 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

Local occupiers include:



# BRISTOL

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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



**More+** is a total of 35 acres, with 6 new units recently completed and available for immediate occupation. The masterplan shows the 6 completed buildings ranging in size from 20,291 sq ft to 94,641 sq ft suitable for industrial/distribution uses.

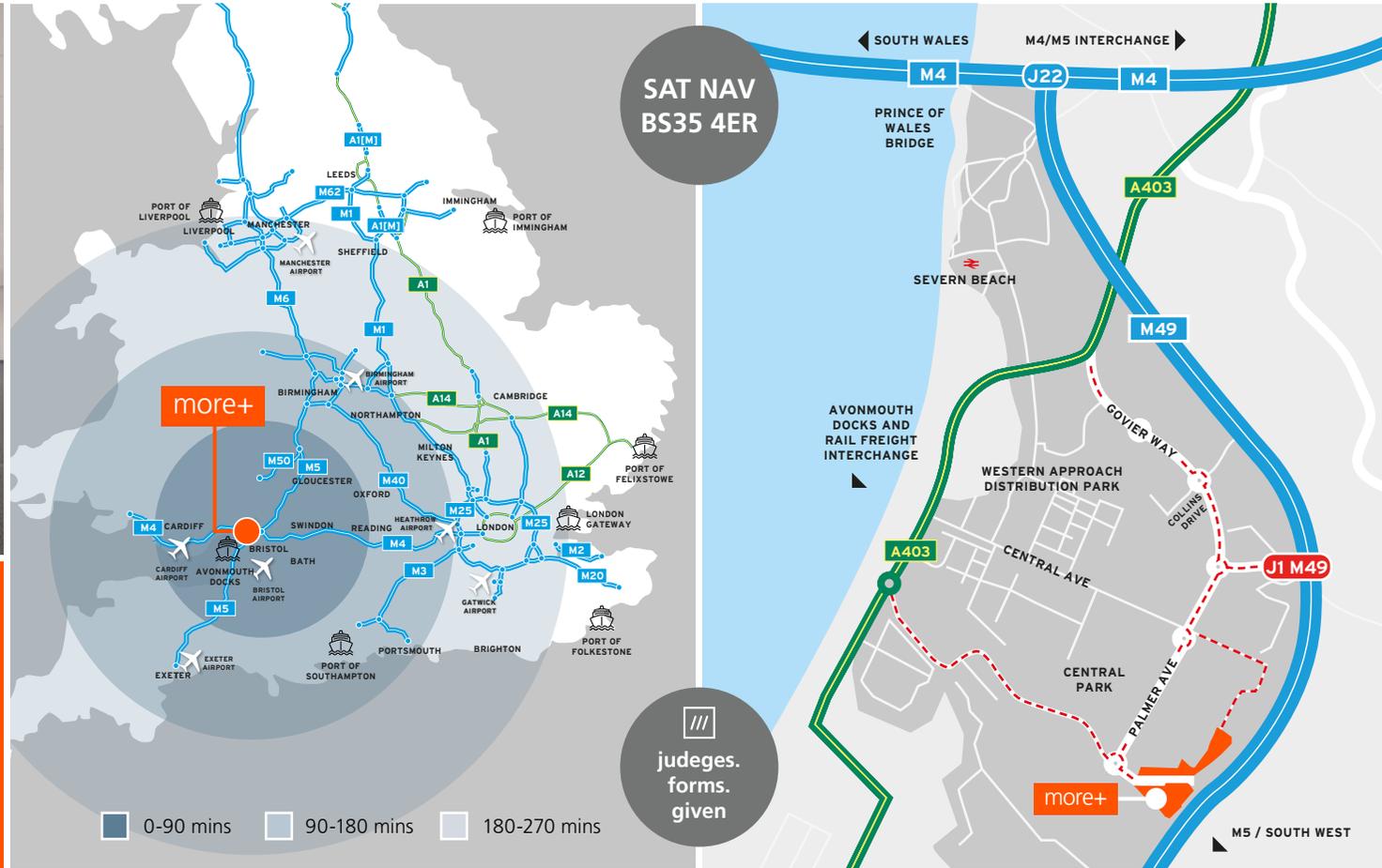
-  7 HGV Parking Spaces
-  Fitted Office
-  Fully Secured Service Yard
-  500 kVA
-  10 Dock Level Doors
-  50kN/m<sup>2</sup> Floor Loading
-  12m Eaves Height
-  70 Car Parking Spaces
-  55m Yard Depth
-  2 Level Access Doors

### ACCOMMODATION

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

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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.

**DTRE**  
020 3328 9080  
www.dtre.com

**Alice Hampden-Smith**  
07508 371 884  
alice.hampden-smith@dtre.com

**Jake Huntley**  
07765 154 211  
jake.huntley@dtre.com

**0117 945 8814**  
**Knight Frank**  
www.knightfrank.com

**Russell Crofts**  
07990 707 723  
russell.crofts@knightfrank.com

**Rhys Jones**  
07810 599 710  
rhys.jones@knightfrank.com

**pc russell**  
PROPERTY CONSULTANTS  
01179 732 007

**Rob Russell**  
07540 994 123  
rob@russellpc.co.uk

**Chris Miles**  
07970 886 740  
chris@russellpc.co.uk