



Indicative image of completed unit

Brand New Industrial/Distribution Unit 94,500 sq ft (8,779 sq m) **TO LET**

AVAILABLE Q1 2022

- Detached unit
- Fully fitted office
- Dock and level access loading doors
- 50kN/m2 floor loading capacity
- 60m & 38m self-contained, secure service yards
- Within 0.5 miles from M49 Junction 1
- High profile to M49
- 12m eaves height
- 76 car parking spaces

Local occupiers include:



BRISTOL

unit 7

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

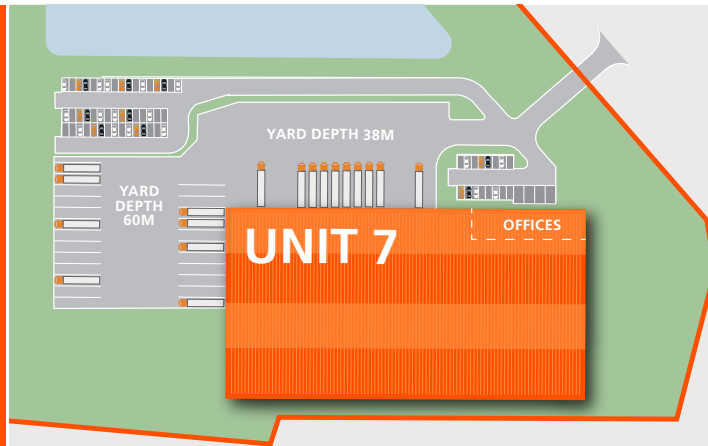


LOCATION

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 |



- 24 HGV Parking Spaces
- Part of a 260 Acre Development
- Fully Secured Service Yard
- 8 Dock Level Doors
- 50kN/m² Floor Loading
- 12m Eaves Height
- 60m & 38m Yard Depth
- 76 Car Parking Spaces
- 2 Level Access Doors



FURTHER INFORMATION

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



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