



mountpark
bristol360

[MOUNTPARK.COM/BRISTOL](https://mountpark.com/bristol)

A NEW PRIME CROSS-DOCKED LOGISTICS FACILITY

359,500 SQ FT UNIT – UNDER CONSTRUCTION
AVAILABLE JULY 2021



Carbon Zero
Capabilities



Welfare
Enhancements

PROVEN

THE SOUTH WEST'S LARGEST SPECULATIVE UNIT – DELIVERING 359,500 SQ FT OF PREMIUM LOGISTICS SPACE.

PROVEN.



The Central Park location is established in the South West for big-box logistics evidenced by the local occupiers; Amazon, The Range, Tesco and Lidl.

CONNECTED.



The new M49 junction (J1) provides enhanced access to Bristol 360 and the wider UK motorway network with the M4, M5 and M48 also in close proximity.

SPECIFIED.



Using state-of-the-art materials and building practices, Mountpark will deliver the pinnacle of occupier specification.



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Key



Click to view Development and Local Area



PROVEN | CONNECTED | SPECIFIED | CONTACT



OCCUPIER FOCUSED

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We have the ability to work flexibly with our customers to deliver the perfect logistics solutions to suit their business needs, and we have the track record to prove it.

"We selected Mountpark because of their collaborative approach to designing and constructing a fit-to-purpose building, one that would support our long-term strategy within our desired timeline. Mountpark proved themselves to be the perfect delivery partner throughout the entire process and demonstrated an ability to make very quick decisions to ensure a streamlined process from inception to delivery."

VF Corporation, May 2020.

"The Delivery Group handles over a billion items a year and as we continue to grow, this new distribution hub will help us to handle increasing demand for our services both nationally and internationally. We needed to get this new operation up and running in a short timescale and Mountpark has been very helpful in accommodating us."

The Delivery Group, Oct 2019



Mountpark Bardon Phase II, VF Unit



Mountpark Bardon Phase II, VF Unit



Mountpark Warrington Phase 1, Royal Mail Unit

PROVEN | CONNECTED | SPECIFIED | CONTACT



CONNECTED

LOCAL

INTERNATIONAL

DEMOGRAPHICS



NEW M49 JUNCTION PROVIDING ACCESS TO MOTORWAY NETWORK, RAIL, PORTS & AIRPORTS.

Mountpark Bristol 360 is ideally located for both national and international distribution being at the centre of the South West's National Motorway network (including M4, M5, M48 and M49 motorways), the Port of Bristol and Rail Freight terminals.

Bristol is a fast growing and prosperous city serving c.1 million people within a 30 minute drive.

A new motorway will open (Q2 2021) once the 200m link road to the Central Park estate has been completed.

PROVEN | CONNECTED | SPECIFIED | CONTACT



CONNECTED

LOCAL

INTERNATIONAL

DEMOGRAPHICS

MOUNTPARK BRISTOL 360 IS THE IDEAL LOCATION FOR ONLINE FULFILMENT AND REGIONAL BUSINESS-BUSINESS OPERATIONS. AVONMOUTH IS THE PREMIER LOGISTICS LOCATION SERVING THE SOUTH WEST.

0.2 miles to rail freight terminal

0.5 miles to M49 junction

4.3 miles to St Andrews Road Station

5.0 miles to M48 (J1)

5.1 miles to the Port of Bristol

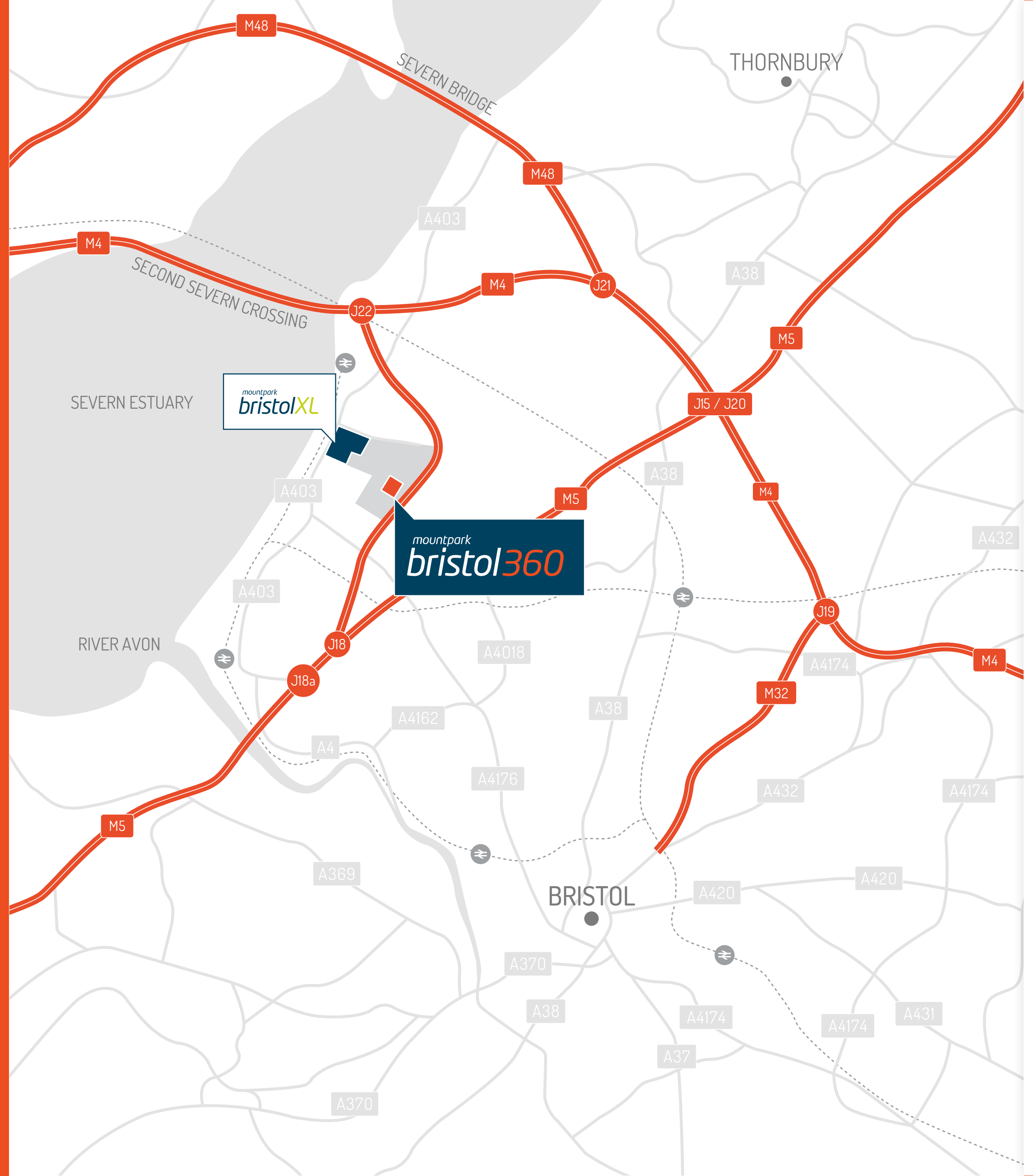
6.2 miles to M5 (J18A)/M49

8.4 miles to M4/M5 intersection

9.0 miles to Bristol Parkway Station

12.5 miles to Bristol City Centre

16.0 miles to Bristol Airport



PROVEN | CONNECTED | SPECIFIED | CONTACT



CONNECTED

LOCAL

INTERNATIONAL

DEMOGRAPHICS

AS THE SOUTH WEST GATEWAY, BRISTOL IS A DESTINATION OF INTERNATIONAL SCALE WITH MULTIMODAL CONNECTIVITY BY ROAD, RAIL, SEA AND AIR.



M49

The new M49 junction (J1) provides enhanced access to Bristol 360 and the wider UK motorway network.



AVONMOUTH DOCK

Royal Edward Dock, also known as Avonmouth Dock, is located on the North side of the River Avon, at its confluence with the Severn estuary.



AVONMOUTH RAIL FREIGHT TERMINAL

A crucial rail freight hub for Bristol and the UK. It is an inland Railport approximately nine miles North-West of Bristol City.



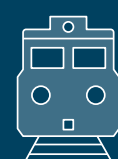
BRISTOL AIRPORT

The commercial airport serving the city of Bristol and the surrounding area handling around 8.7 million passengers annually.



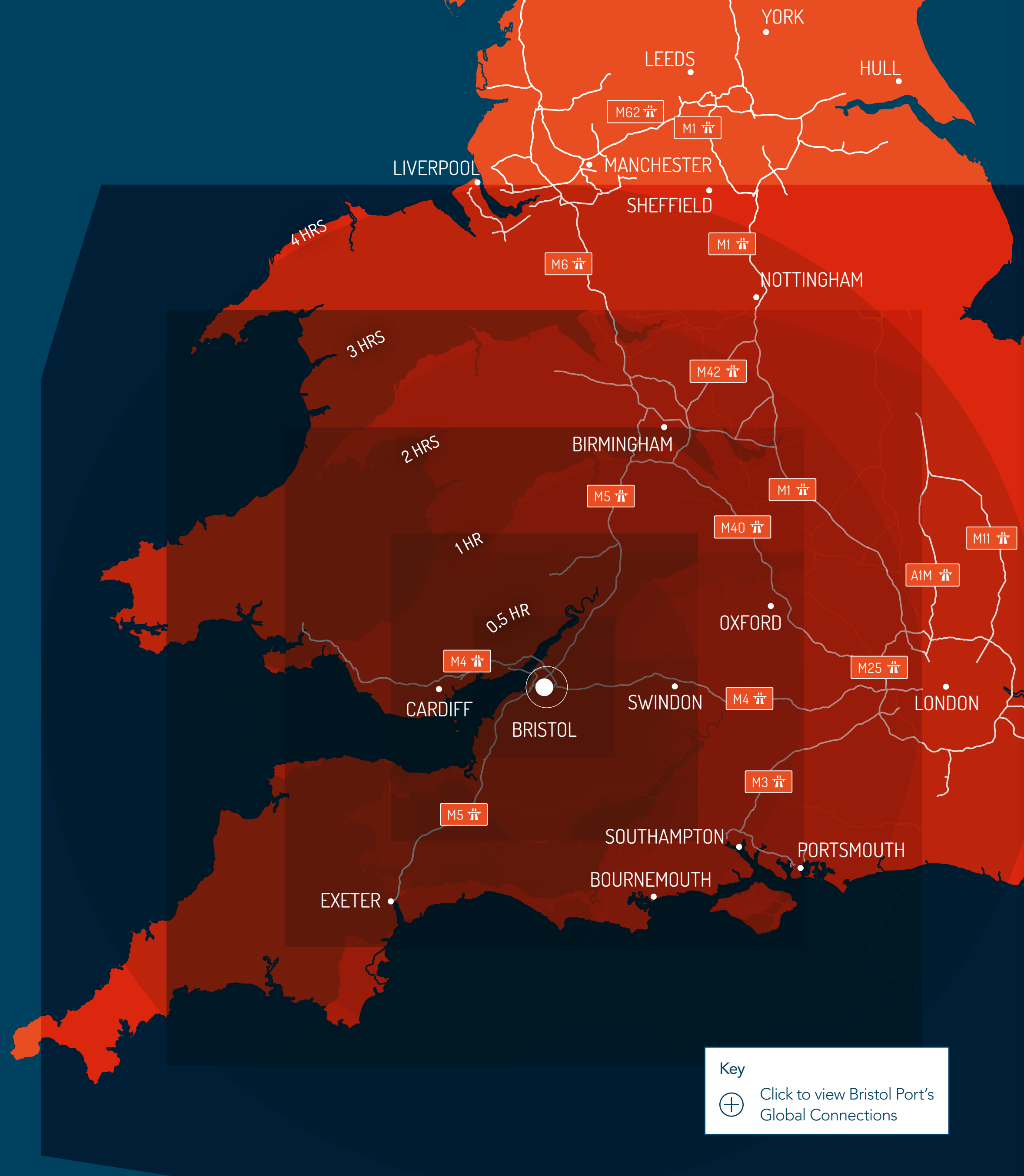
ROYAL PORTBURY DOCKS

As a global gateway, Royal Portbury Dock handles a wide range of cargo activity with multiple and frequent global connections. With its deep-water capacity it can accommodate some of the largest container ships in the world.



BRISTOL PARKWAY

On the South Wales Main Line, in the northern suburbs of the Bristol conurbation. Just 112 miles (90 minutes) from London Paddington.



PROVEN | CONNECTED | SPECIFIED | CONTACT



CONNECTED

LOCAL

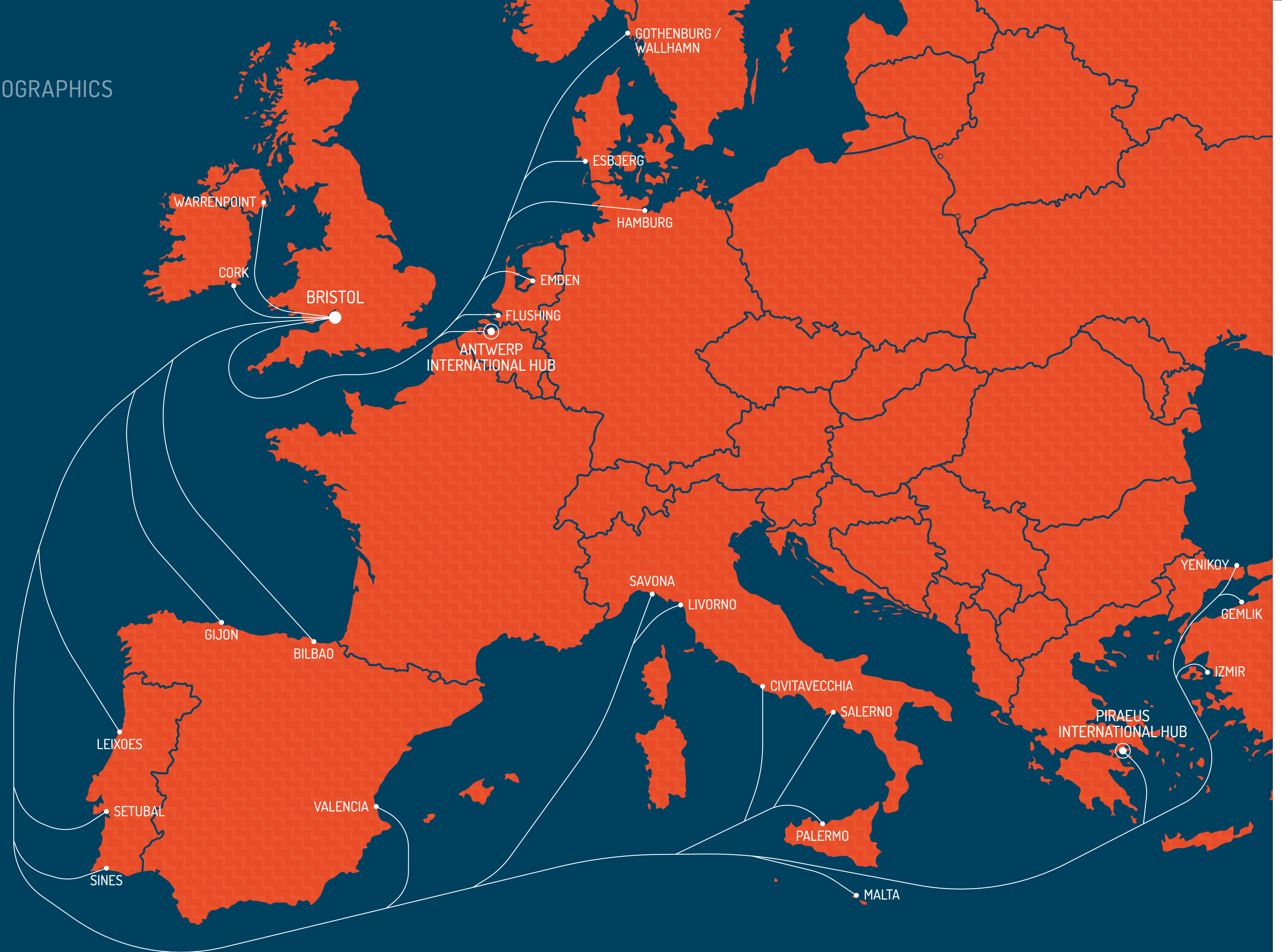
INTERNATIONAL

DEMOGRAPHICS

BRISTOL PORT'S GLOBAL GATEWAY CONNECTIONS

The Bristol Ports are an international gateway for British farmers. They are one of the UK's largest ports for imports and exports for a variety of goods. Products exchanged here include perishable and non-perishable goods, wines, automobiles, and machinery.

Antwerp & Piraeus' global connections



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BRISTOL IS THE ECONOMIC HUB OF THE SOUTH WEST REGION

With excellent labour availability, education resources, and connectivity. Outside of London, the West of England has the largest proportion of highly qualified workers in the UK.



Bristol and the surrounding area has a labour pool that is skilled, plentiful and varied.



Bristol benefits from being within 2.5hrs drive time of the national sorting hubs for all major parcel carriers (domestic & international) making it the ideal location for e-fulfilment operations with next day or timed delivery services.



Excellent connectivity for parcel operations for both Full Truckload (FTL) and Less Than Truckload (LTL) shipments.



Bristol is ideal for both multi-drop B2B and B2C delivery operations due to its regional distribution centre status.



Avonmouth and Severnside have been designated as an Enterprise Area.



Excellent connections to all key regional docks, nodes, rail freight and the associated national / global network that is unlocked as a result.



Skills Academy and 2 universities ensures continued supply of well-educated and skilled labour force.

PROJECTED POPULATION GROWTH BY 2029



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8% projected population growth by 2029 with 3,264 new homes due to be built within a 10 min drive of Bristol's centre.



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SICKNESS ABSENCE RATE



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Reliable and engaged workforce with low sickness and low trade union membership rates.



SPECIFIED

WELFARE ENHANCEMENTS

ROOF TERRACE



BRISTOL 360 WILL BE BUILT TO THE HIGHEST STANDARDS



ACCOMMODATION SCHEDULE

	SQ FT	SQ M
Main Two Storey Offices	18,250	1,695
Hub Offices	4,000	372
Warehouse	337,000	31,308
Gatehouse	250	23
Total	359,500	33,375

- CLEAR HAUNCH HEIGHT
15M
- PV & BATTERY STORAGE
250 KWP WITH 118 KW TESLA BATTERIES
- SECURE SERVICE YARDS
UP TO 90 M
- POWER
1.8 MVA
- OFFICE ROOF TERRACE & GARDEN
✓

- DOCK LEVELLERS
34
- EURO DOCKS
32
- FLOOR LOADING
50 KN/M2
- PASSIVE ROOF VENTILATION
✓

- CAR CHARGING
6 (INC. 2 RAPID)
- BREEAM RATING
EXCELLENT
- EPC RATING
A
- RIBBON GLAZING TO MARSHALLING AERAS
✓

Key
— 360 degree circulation

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SPECIFIED

WELFARE ENHANCEMENTS

ROOF TERRACE

WELFARE ENHANCEMENTS



Bristol 360 has been created with employee wellbeing at the forefront of its design. Specification enhancements include:



OFFICE ROOF TERRACE



WATER FOUNTAINS IN WAREHOUSE



RIBBON GLAZING - PROVIDING ENHANCED NATURAL LIGHT TO WAREHOUSE



FLOOR TO CEILING GLAZING - IMPROVING NATURAL LIGHT TO WAREHOUSE HUBS AND OFFICES



NATURAL AND MECHANICAL VENTILATION - IMPROVING TEMPERATURE CONTROL VIA WARM AIR MOVEMENT THROUGH ROOF



£10,000 GRANT TOWARDS GYM FACILITIES



339 CAR PARKING SPACES



SHOWER FACILITIES



HIGH QUALITY LANDSCAPED ENVIRONMENT



Key
 Route to M49

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HIGH QUALITY LANDSCAPED ENVIRONMENT

359,500 SQ FT

Review the unit in more detail

Key
Route to M49



MOUNTPARK BRISTOL 360, CENTRAL PARK, BRISTOL, BS35 4GH

For more information please contact below:



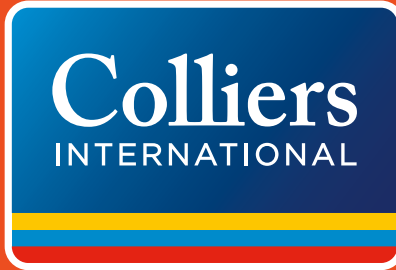
MARK WEBSTER
 mark.webster@dtre.com
 0203 328 9105

JAKE HUNTLEY
 jake.huntley@dtre.com
 020 3328 9103



GILES WEIR
 giles.weir@eu.jll.com
 0117 930 5782

ED COLE
 ed.cole@eu.jll.com
 07872 677751



LEN ROSSO
 len.rosso@colliers.com
 07831 436096

TOM WATKINS
 tom.watkins@colliers.com
 07917 093167

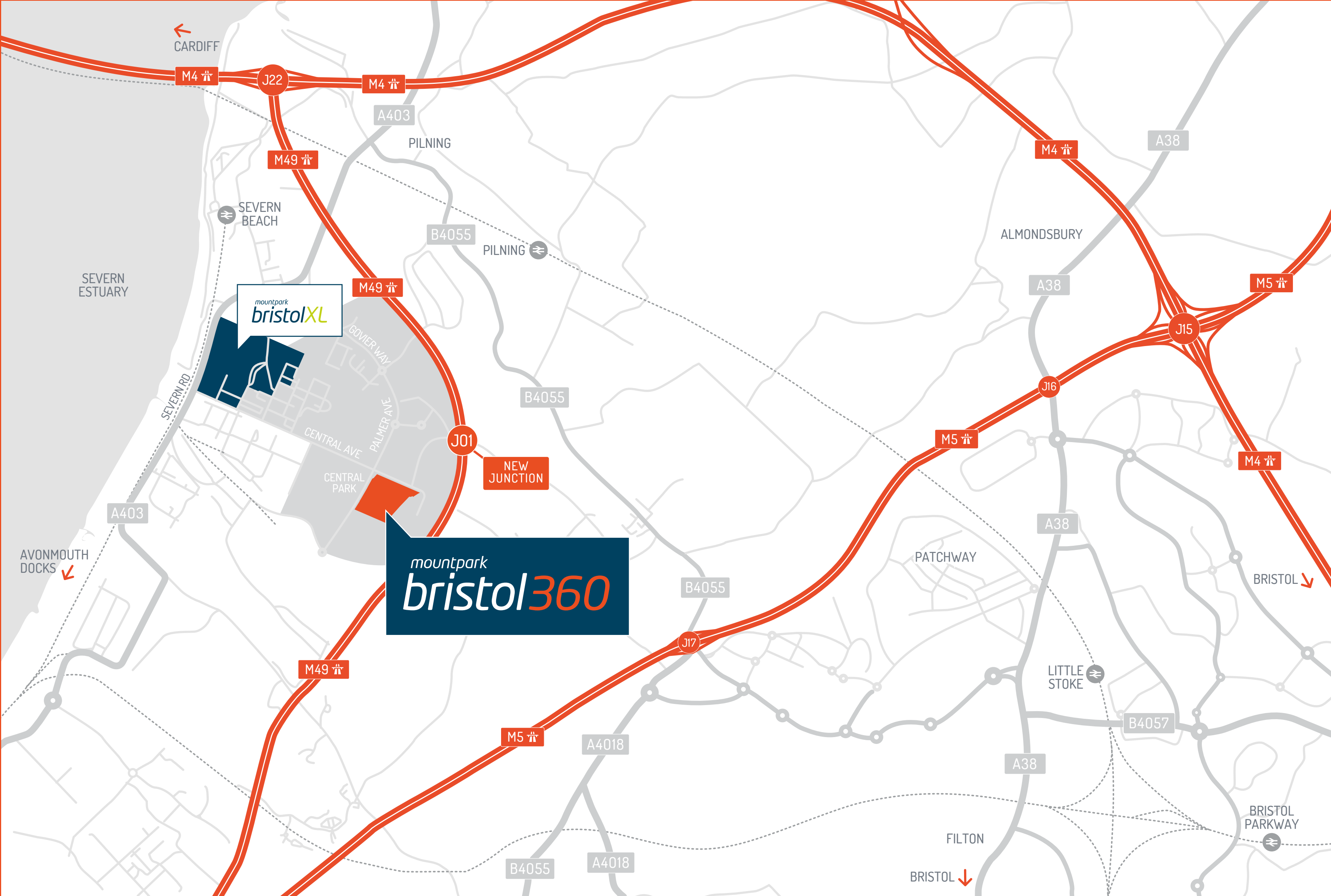
Developer:

Mountpark Bristol 360 is a development by Mountpark Logistics EU Sarl, the European Logistics Development Company owned by:



MOUNTPARK.COM/BRISTOL

Development Manager:



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