

unit 3

MORE + CENTRAL PARK J1 M49 BRISTOL BS35 4GH

CANMOOR



Brand New Industrial/Distribution Unit 62,900 sq ft (5,844 sq m) **TO LET**

AVAILABLE Q1 2022

- Detached unit
- Fully fitted office
- Dock and level access loading doors
- 50kN/m2 floor loading capacity
- 43m self-contained, secure service yard
- Within 0.5 miles from M49 Junction 1
- High profile to M49
- 10m eaves height
- 51 car parking spaces

Local occupiers include:

amazon

DHL

Royal Mail

GN

The Range
Home, Leisure & Garden

TESCO

BRISTOL

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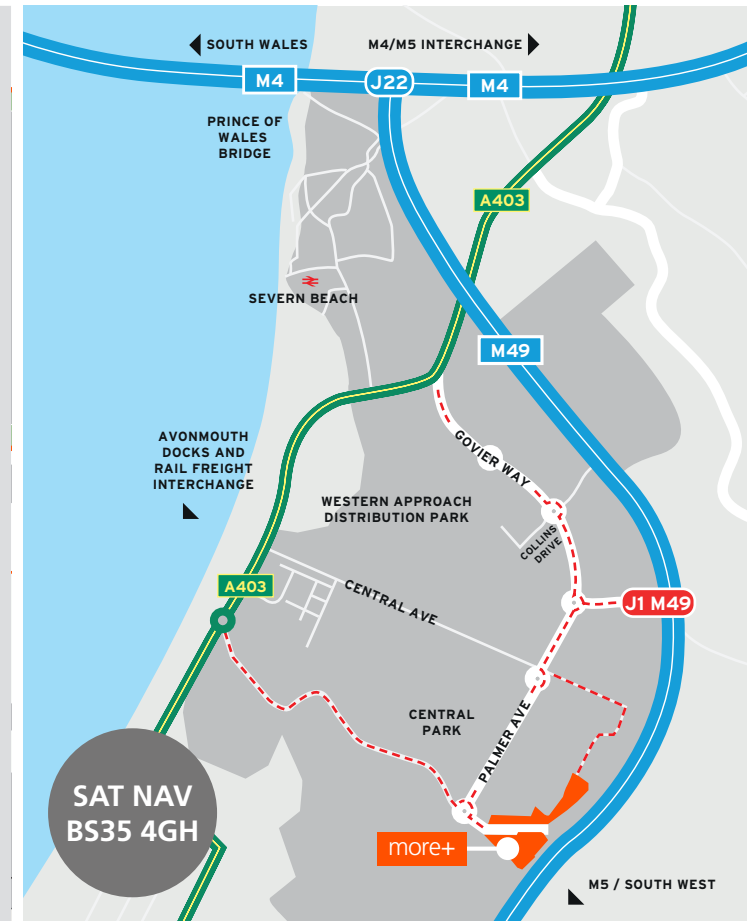
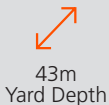
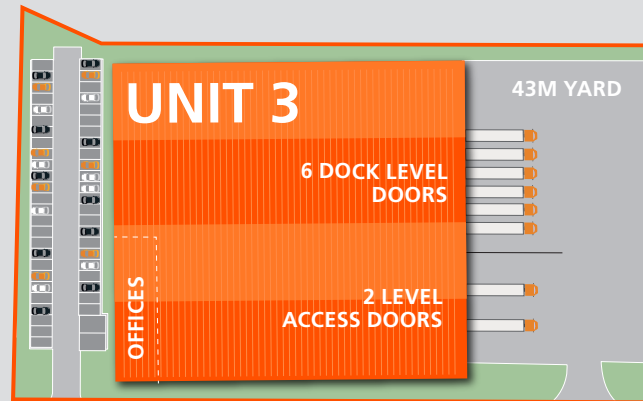
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LOCATION

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



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