

# CARBIDE PARK // BRISTOL



**DEVELOPMENT LAND FOR SALE**  
**13.55 ACRE SITE**

**DESIGN AND BUILD OPPORTUNITIES AVAILABLE**  
**20,000 - 62,000 SQ FT**

SEVERN ROAD, BRISTOL, BS35 4PR

[tungstenpark.com/carbideparkbristol](http://tungstenpark.com/carbideparkbristol)

A Development By

**TUNGSTEN**  
PROPERTIES

# DESIGN AND BUILD

OPPORTUNITIES AVAILABLE TO LET  
FOR MAXIMUM FLEXIBILITY

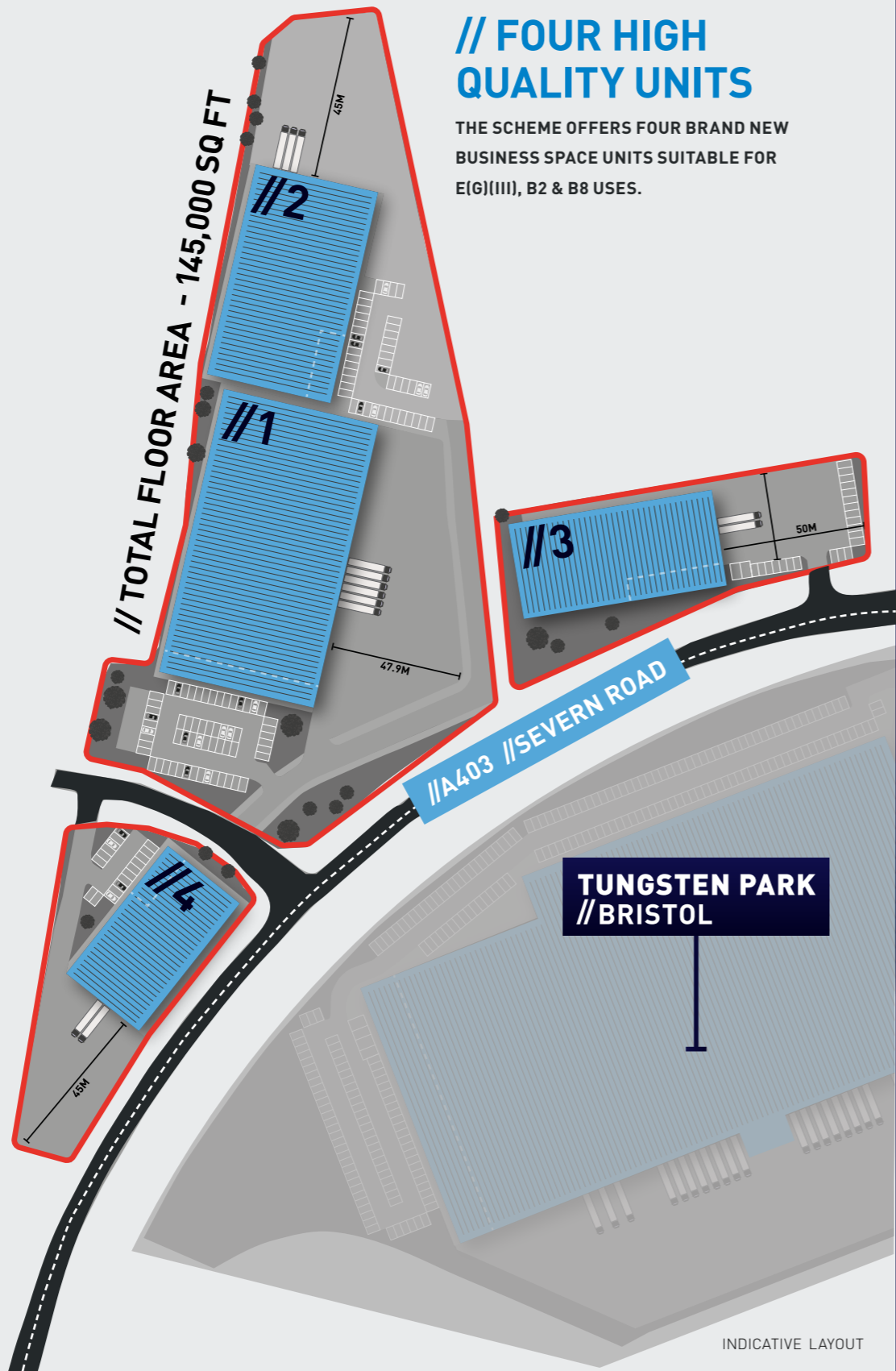
## ACCOMMODATION

UNIT 1	SQ FT
WAREHOUSE	58,000
OFFICES	4,000
<b>TOTAL GIA</b>	<b>62,000</b>
EAVES HEIGHT	10M
LOADING DOORS	4
LEVEL ACCESS	2
CAR PARKING	61
YARD DEPTH	47.9M

UNIT 2	SQ FT
WAREHOUSE	34,000
OFFICES	2,000
<b>TOTAL GIA</b>	<b>36,000</b>
EAVES HEIGHT	10M
LEVEL ACCESS	3
CAR PARKING	45
YARD DEPTH	45M

UNIT 3	SQ FT
WAREHOUSE	24,500
OFFICES	2,500
<b>TOTAL GIA</b>	<b>27,000</b>
EAVES HEIGHT	8M
LEVEL ACCESS	2
CAR PARKING	24
YARD DEPTH	50M

UNIT 4	SQ FT
WAREHOUSE	18,500
OFFICES	1,500
<b>TOTAL GIA</b>	<b>20,000</b>
EAVES HEIGHT	8M
LEVEL ACCESS	2
CAR PARKING	18
YARD DEPTH	45M



INDICATIVE LAYOUT

# DEVELOPMENT LAND

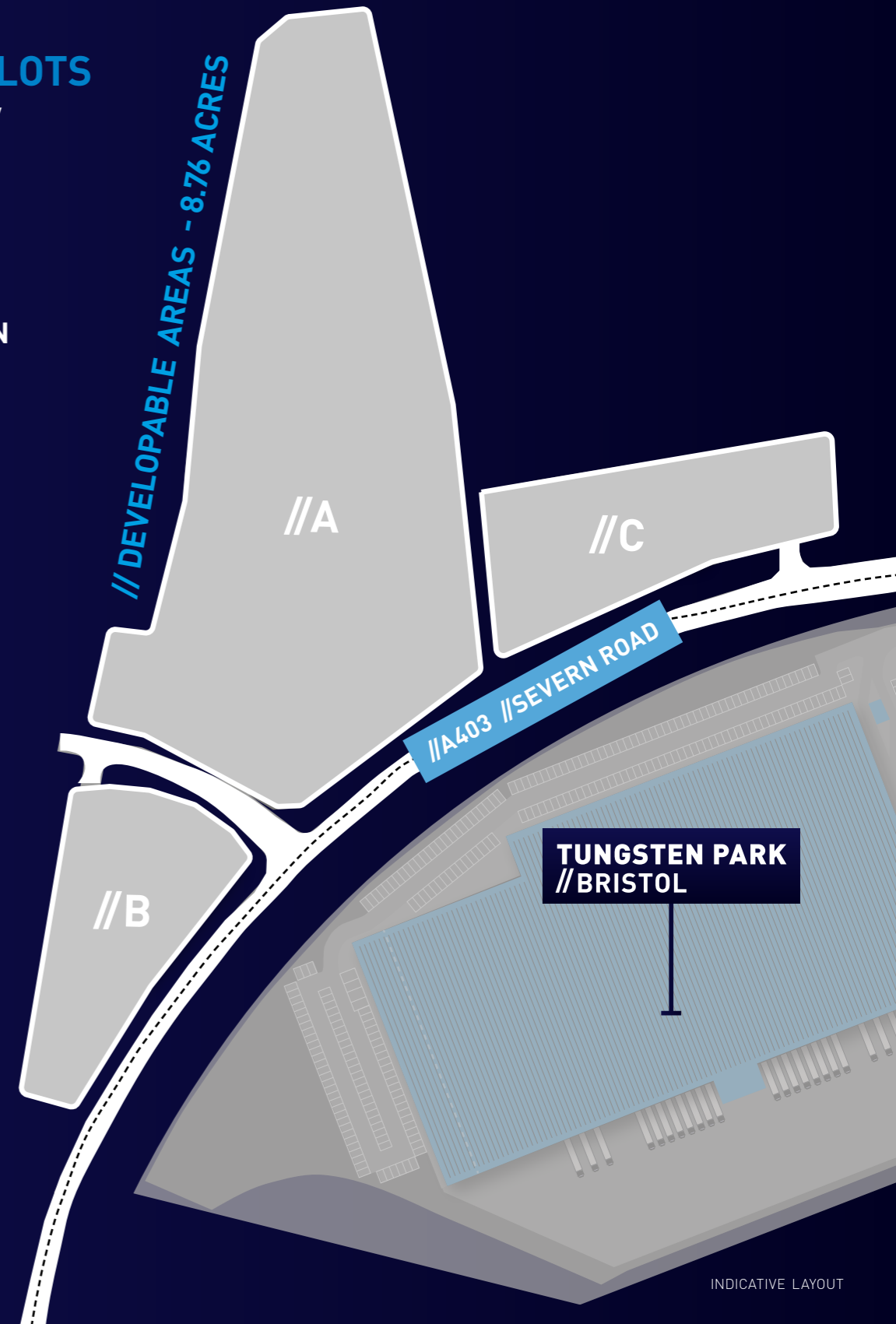
FOR SALE  
ON A PROMINENT HIGH PROFILE SITE

**// IDEALLY POSITIONED PLOTS**

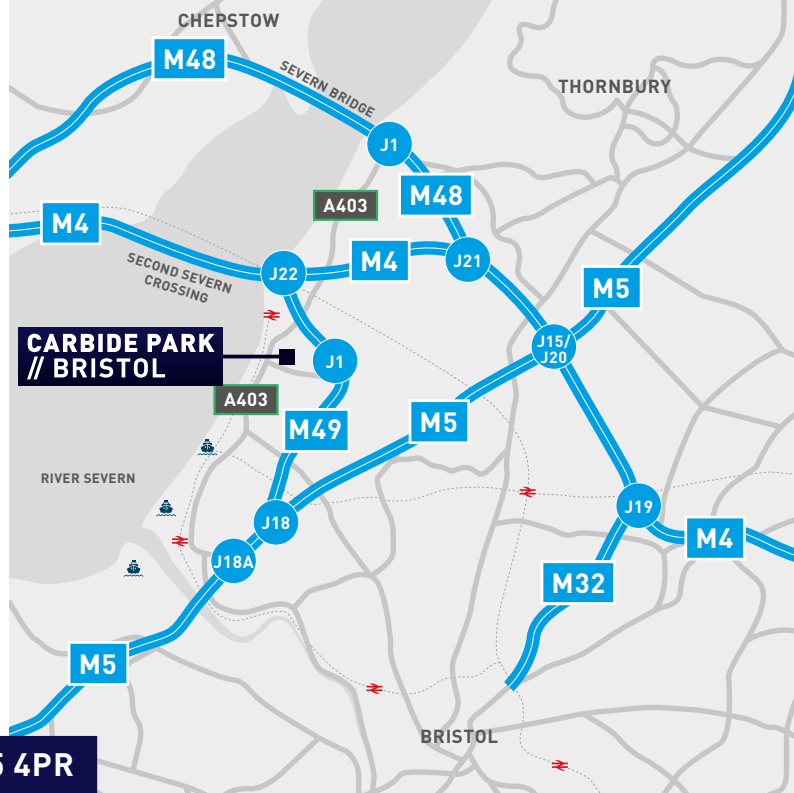
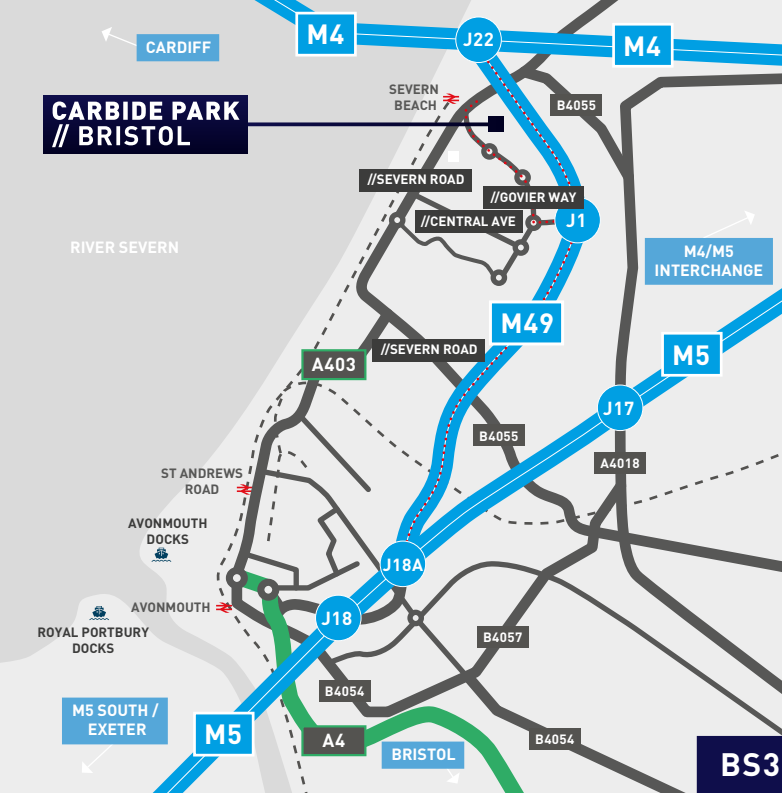
IN AN ESTABLISHED INDUSTRIAL/ WAREHOUSE LOCATION MINUTES FROM THE BRAND NEW J1 M49.

## PLOT INFORMATION

PLOT	ACRES
A	6.00
B	1.27
C	1.49



INDICATIVE LAYOUT



## DEMOGRAPHICS



THE BRAND NEW JUNCTION 1 ON THE M49 SIGNIFICANTLY REDUCES DRIVE TIMES



LABOUR COSTS IN THE SOUTH WEST ARE 4% LOWER THAN THE UK NATIONAL AVERAGE



C.20,000 PEOPLE IN THE LEP AREA ARE UNEMPLOYED AND ACTIVELY SEEKING WORK



25 MILLION PEOPLE USE THE SEVERN CROSSINGS A YEAR, TOLL FREE

SOURCE: NOMIS

## FURTHER INFORMATION

ALL UNITS ARE AVAILABLE TO LEASE ON FULL REPAIRING AND INSURING TERMS. FOR FURTHER INFORMATION AND THE RENT PAYABLE, PLEASE CONTACT TUNGSTEN AND THE AGENCY TEAM.



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## DRIVE TIMES / DISTANCE TO

	TIME	MILES
AVONMOUTH DOCKS	12 MINS	4.7
PORTBURY DOCKS	22 MINS	10
BRISTOL CITY CENTRE	30 MINS	11.7
BRISTOL AIRPORT	31 MINS	16
CARDIFF	45 MINS	37
SWINDON	51 MINS	47
EXETER	1 HR 29 MINS	80
BIRMINGHAM	1 HR 35 MINS	98
SOUTHAMPTON	1 HR 56 MINS	107

SOURCE: GOOGLE MAPS

## A STRATEGIC LOCATION

CARBIDE PARK BRISTOL OCCUPIES A PROMINENT POSITION TO SEVERN ROAD (A403) AND IS IDEALLY POSITIONED FOR LOCAL AND NATIONAL DISTRIBUTION; JUNCTION 18 OF THE M5 MOTORWAY IS 6 MILES TO THE SOUTH, JUNCTION 1 OF M49 WITHIN 1 MILE AND JUNCTION 1 OF THE M48 5.5 MILES TO THE NORTH.

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