

TUNGSTEN PARK // BRISTOL

**ALL ENQUIRIES
TWO NEW HIGH QUALITY
INDUSTRIAL/DISTRIBUTION UNITS**

**80,000 & 247,750 SQ FT
(7,432 & 23,017 SQ M)**

SEVERN ROAD, BRISTOL, BS35 4PR

tungstenpark.com/bristol



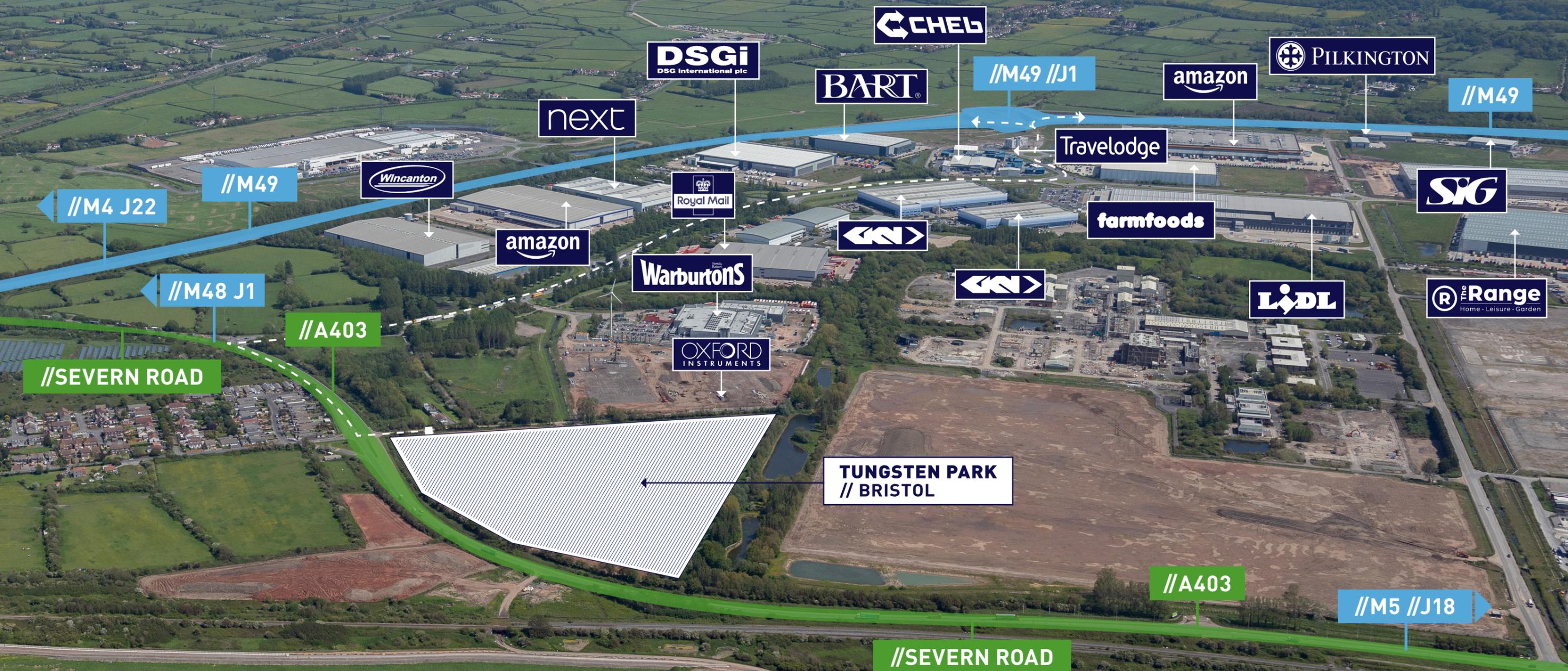
**CARBON NEUTRAL
BUILDING**

A Development By

TUNGSTEN
PROPERTIES

IMMEDIATE ACCESS TO THE M49 J1 / M4 J22 / M48 J1

TUNGSTEN PARK BRISTOL IS A DISTRIBUTION FOCUSED DEVELOPMENT BUILT TO MEET THE OPERATIONAL NEEDS OF THE MODERN OCCUPIER, TOGETHER WITH BALANCING THE ENVIRONMENTAL NEEDS OF TODAY'S BUSINESSES. TUNGSTEN PARK BRISTOL WILL OFFER BEST IN CLASS BUILDINGS, BRINGING NEW DESIGN APPROACHES TO THE NEEDS OF HIGH VOLUME DISTRIBUTION FUNCTIONS.



BUILT FOR LOGISTICS

TUNGSTEN PARK BRISTOL OCCUPIES A PROMINENT POSITION ON THE A403 SEVERN ROAD AND CENTRAL AVENUE, WITH DIRECT ACCESS TO THE NEW M49 JUNCTION 1. IDEALLY POSITIONED FOR LOCAL AND NATIONAL DISTRIBUTION; JUNCTION 18 OF THE M5 MOTORWAY IS 6 MILES TO THE SOUTH, AND JUNCTION 1 OF THE M48 5.5 MILES TO THE NORTH.

UNIT 1	
AREA	SQ FT
WAREHOUSE	232,500
FF OFFICES	12,000
CONTROL TOWER	1,500
FF CONTROL TOWER	1,500
GATEHOUSE	250
TOTAL GIA	247,750
EAVES HEIGHT	15M
LOADING DOORS	20
LEVEL ACCESS	6
CAR PARKING	231
YARD DEPTH	50M

UNIT 2	
AREA	SQ FT
WAREHOUSE	75,000
FF OFFICES	5,000
TOTAL GIA	80,000
EAVES HEIGHT	10M
LOADING DOORS	6
LEVEL ACCESS	2
CAR PARKING	78
YARD DEPTH	50M

ACCOMMODATION & SPECIFICATION

TWO HIGH QUALITY SPECIALIST DISTRIBUTION PROPERTIES FOR LARGE SCALE LOGISTICS OPERATIONS. THE PROPERTIES BENEFIT FROM B8 (STORAGE AND DISTRIBUTION CONSENT)

UNIT SPECIFICATION			
OFFICE	WAREHOUSE	EXTERNALS	
FIRST FLOOR OFFICES	ESTATE LIGHTING	TARGET EPC RATING OF A	TARGET BREEAM RATING VERY GOOD
RAISED FLOORS	COMFORT COOLING	FLOOR LOADING XXKN/M2	LED LIGHTING
SUSPENDED CEILINGS	MALE & FEMALE WCS	10% NATURAL ROOF LIGHTS	LANDSCAPED ENVIRONMENT
FULLY CARPETED	DISABLED WCS	EV CHARGING POINTS	BICYCLE SHELTER TO EACH UNIT
		UP TO 1250 KVA	ALLOCATED CAR PARKING SPACES
		CARBON NEUTRAL BUILDINGS	



TUNGSTEN HAVE SET OUT TO BE THE FIRST CARBON NEUTRAL DEVELOPMENT IN THE BRISTOL LOGISTICS MARKET, ANSWERING THE NEEDS OF OCCUPIERS TO MEET THEIR ESG TARGETS.

// TOTAL SITE AREA
15.7 ACRES

LAYOUT PLAN, NOT TO SCALE

A PROVEN LOGISTICS LOCATION

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


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


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

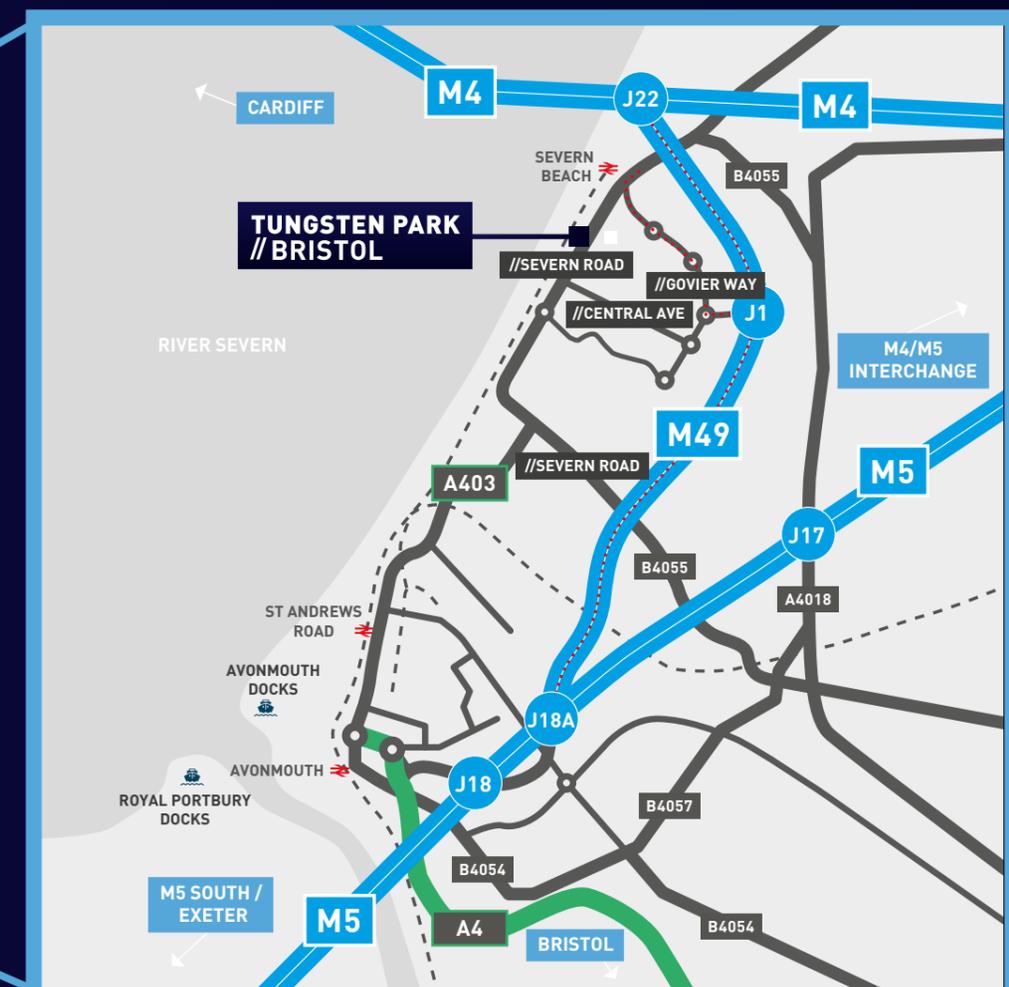

 THE SOUTH WEST HAS A POPULATION OF 5,616,000 OF WHICH 74% IS ECONOMICALLY ACTIVE


 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


 20,000 PEOPLE ARE LOCALLY EMPLOYED IN THE MANUFACTURING, TRANSPORT AND STORAGE SECTOR

SOURCE: NOMIS



LEASE TERMS

ALL UNITS ARE AVAILABLE TO LEASE ON FULL REPAIRING AND INSURING TERMS.

FURTHER INFORMATION

FOR FURTHER INFORMATION AND THE RENT PAYABLE, PLEASE CONTACT TUNGSTEN AND THE AGENCY TEAM.



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