



J1 M49 | AVONMOUTH | BRISTOL | BS10 7SD | UK
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FEATURING THE UK'S LARGEST SPECULATIVELY BUILT UNIT
AVAILABLE NOW

PANATTONI PARK AVONMOUTH

TO LET/FOR SALE

Two speculatively built industrial/logistics opportunities

407,367 & 884,219 sq ft



panattoni.co.uk/avonmouth

PANATTONI PARK
AVONMOUTH

AVONMOUTH



PRIME INDUSTRIAL & DISTRIBUTION LOCATION



COVER

AVONMOUTH

THE SCHEME



2 GRADE-A OPPORTUNITIES: 407,367 & 884,219 SQ FT

Totalling 1.3 million sq ft of space, Panattoni Park Avonmouth includes the UK's largest ever speculative build, providing significant scale to the under-supplied national market.

Both units have achieved a BREEAM 'Excellent' and EPC 'A' rating, whilst also benefiting from standard sustainability features such as a roof-mounted solar PV array, 15% warehouse rooflights and EV charging points.

Both units are available for immediate occupation.



TWO SPECULATIVELY BUILT UNITS TOTALLING

1.3 MILLION SQ FT

BASE SPECIFICATION


17.2m
CLEAR
INTERNAL HEIGHT


50m
YARD
DEPTH


8 MVA
POWER SUPPLY
PARK WIDE


PV
SOLAR
PV
INSTALLED



15%
ROOF
LIGHTS

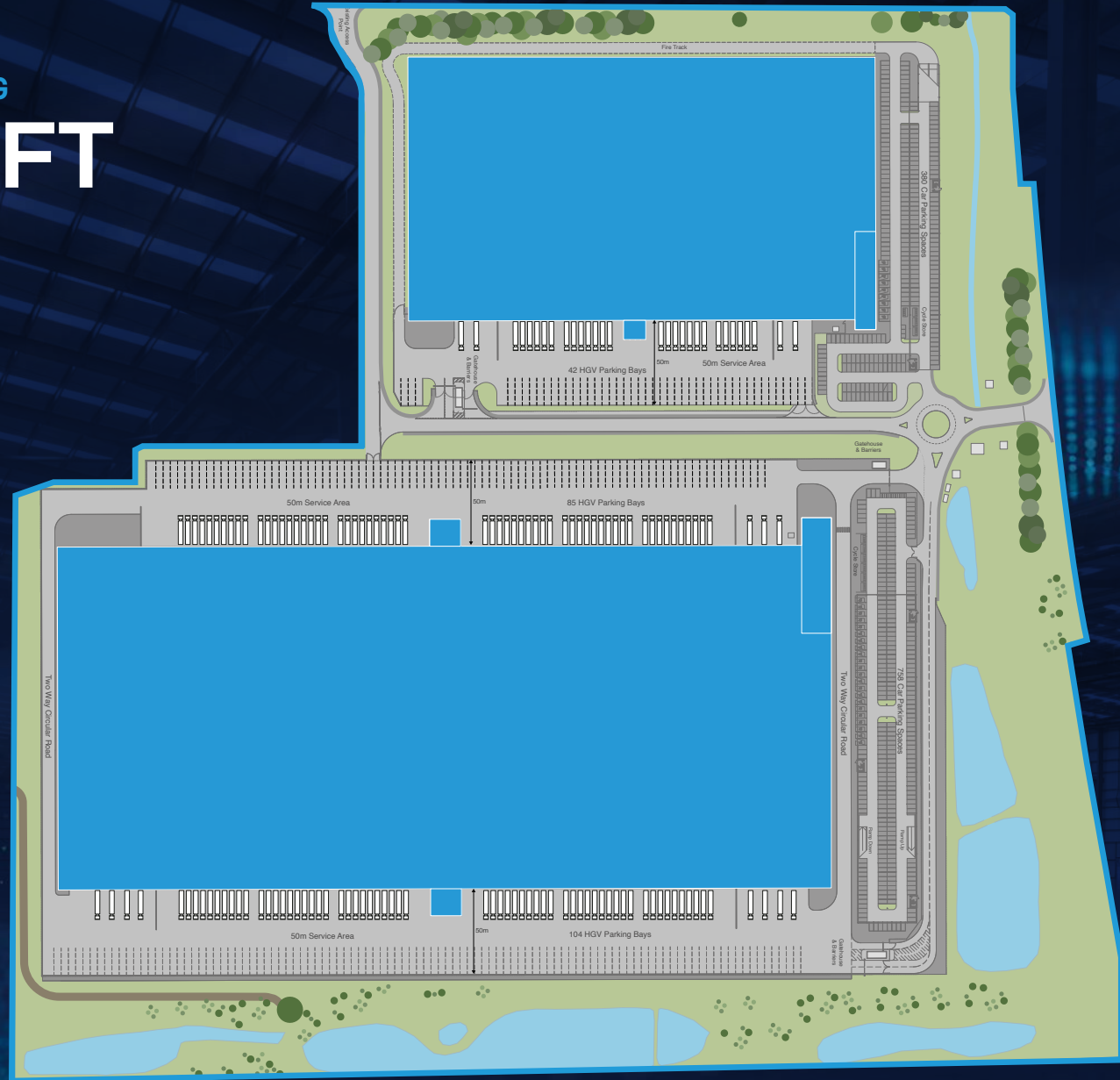

10%
EV CHARGING
POINTS


UP TO
50kN/m²
FLOOR LOADING


9 tonne
RACK LEG
LOADING


FM1
FLOORING


LED
LIGHTING





- 4

LEVEL ACCESS DOORS
- 26

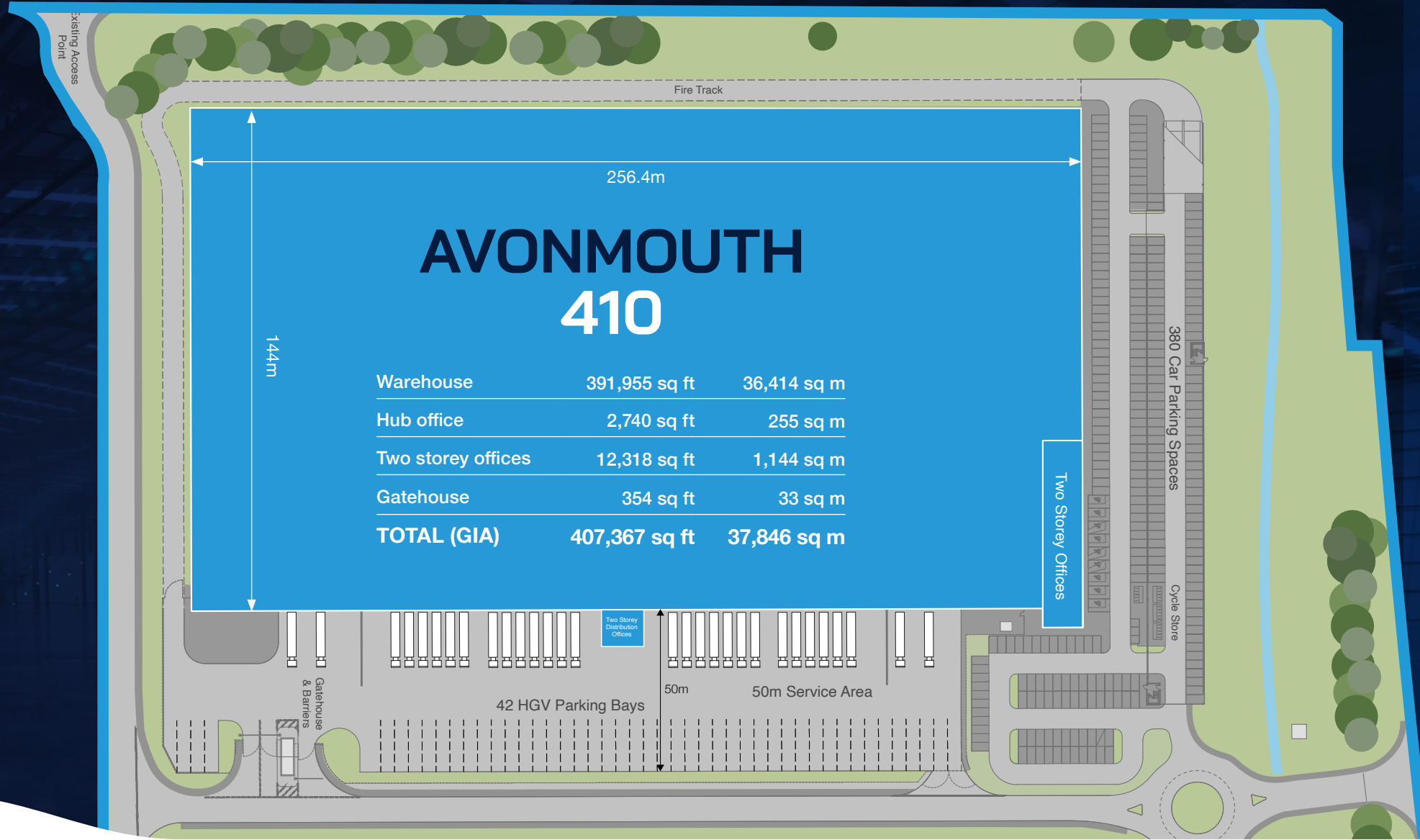
DOCK LEVELLERS
- 42

TRAILER PARKING SPACES
- 1

GATEHOUSE AND SECURE YARDS
- 380

CAR PARKING SPACES
- Cycle

PARKING SPACES



Warehouse	391,955 sq ft	36,414 sq m
Hub office	2,740 sq ft	255 sq m
Two storey offices	12,318 sq ft	1,144 sq m
Gatehouse	354 sq ft	33 sq m
TOTAL (GIA)	407,367 sq ft	37,846 sq m



11
LEVEL
ACCESS
DOORS



120
DOCK
LEVELLERS



189
TRAILER
PARKING
SPACES



2
GATEHOUSE
AND SECURE
YARDS



758
CAR PARKING
SPACES



Cycle
PARKING
SPACES



AVONMOUTH 885

Warehouse	853,061 sq ft	79,252 sq m
Hub offices	10,438 sq ft	970 sq m
Two storey offices	20,336 sq ft	1,892 sq m
Gatehouse	354 sq ft	33 sq m
TOTAL (GIA)	884,219 sq ft	82,147 sq m







Sustainable as standard

Benefit from a high standard specification, targeting BREEAM 'Excellent' to prioritise energy efficiency and reduce operating costs.



Building fabric designed and constructed to very high standards of insulation and air-tightness



15% rooflights to warehouse roof resulting a high level of natural daylight reducing need for artificial lighting



Roof-mounted solar photovoltaic (PV) system



Rainwater harvesting



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Cycle parking



Sub-metering of energy consumption



Net zero carbon in construction

BREEAM®

BREEAM 'Excellent'

A 0-25

UNIT 1 -

A 13

EPC rating of 'A'

UNIT 2 -

A 21



LABOUR MARKET

Panattoni Park Avonmouth calls upon a workforce showing strong skills for manufacturing and logistics operations.

Ready to work



19,100 PEOPLE
WANT A JOB IN BRISTOL



29,400 PEOPLE
WANT A JOB REGION WIDE*

*City of Bristol, South Gloucestershire & North Somerset
Source: NOMIS September 2021

Suitable skills and sectors



32,000
MANUFACTURING WORKERS
8.6% VS. 7.9% UK



30,000
TRANSPORT & STORAGE WORKERS
6.1% VS. 5.1% UK

City of Bristol, South Gloucestershire & North Somerset
Source: NOMIS 2020

Competitive wages

2,892,000
ECONOMICALLY ACTIVE
PEOPLE ACROSS THE
SOUTH WEST

81.6% VS. 78.9% UK

South West	£572.50
West Midlands	£585.00
UK	£612.80

Gross weekly full time pay by place of work
Source: NOMIS 2021



2.2 million
PEOPLE WITHIN
45 MINS BY CAR

1.1 million
PEOPLE WITHIN
30 MINS BY CAR

146,160
PEOPLE WITHIN
15 MINS BY CAR

Sources: www.drivetimemaps.co.uk



DIRECT ACCESS TO UK AND GLOBAL MARKETS

Panattoni Park Avonmouth occupies a prime national distribution location.

Positioned within 4 miles of the Port of Bristol, Panattoni Park Avonmouth accesses three motorways within 18 minutes. London can be reached in 2.5 hours by HGV.

Also accessible within 3.5 hours are three other major deep water sea ports, plus the two largest cargo airports at Heathrow and East Midlands.

HGV drive times



	MILES	TIME
Bristol	19	32 min
Heathrow	110	1 hr 52 min
East Midlands	129	2 hr 33 min



	MILES	TIME
M5 J18	5	8 min
M48 J1	11	18 min
Bristol city centre	13	21 min
Newport	19	29 min
Bath	29	40 min
Cardiff	34	48 min
Gloucester	35	49 min
Swindon	47	53 min
Exeter	79	1 hr 26 min
Birmingham	88	1 hr 36 min
London	125	2 hr 28 min



	MILES	TIME
Bristol Avonmouth	8	12 min
Bristol Royal Portbury	8	12 min
Southampton	112	1 hr 58 min
London Gateway	177	3 hr 4 min
Liverpool	186	3 hr 20 min



	MILES	TIME
Maritime Avonmouth	3	6 min

Sources: Lorry Route Planner & www.drivetimemaps.co.uk



4.3 million
PEOPLE WITHIN
90 MINS BY HGV

21.8 million
PEOPLE WITHIN
180 MINS BY HGV

46.7 million
PEOPLE WITHIN
270 MINS BY HGV



GATEWAY TO LONDON & THE UK

J18 of the M5 and J1 of the M48 are within a short distance of Panattoni Park Avonmouth. Bristol is only a 21 minute drive from the site.

Located just over 2 hours from London, Panattoni Park Avonmouth is well positioned to directly serve the nation's capital.



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