



# CENTRAL APPROACH

CENTRAL PARK • J1 M49, BRISTOL

AVAILABLE  
Q2 2019



INDICATIVE CGI IMAGE

**TO LET / FOR SALE  
SPECULATIVE BUILD**

**33,500 - 134,270 SQ FT  
(3,112 - 12,474 SQ M)**  
TOTAL 244,462 SQ FT (22,711 SQ M)



**TREBOR  
DEVELOPMENTS**



# TO LET/ FOR SALE - HIGH QUALITY PREMISES

## LOCATION

Central Approach is situated in the South West's premier logistics location and it is host to several national and international occupiers. The site is located between Junction 1 of the M48 and Junction 18 of the M5. This well-established distribution park benefits from fast and easy access to the M4 and M5 motorways.

## NEW JUNCTION

Works to construct Junction 1 on the M49 are due to complete in 2019, which will deliver direct access into Central Park, Western Approach. This in turn will provide for a faster route onto the motorway network.

## DRIVE TIMES

New M49 junction	1 mile	3 mins
M48 J1	5 miles	10 mins
M5 J18	6 miles	16 mins
Avonmouth Docks	7 miles	15 mins
M4/M5 Interchange	9 miles	15 mins
Royal Portbury Dock	10 miles	13 mins
Bristol City Centre	17 miles	25 mins
Bristol Airport	18 miles	36 mins
Cardiff	37 miles	53 mins
Exeter	82 miles	1hr 33 mins
Birmingham	98 miles	1hr 40 mins
Southampton	100 miles	1hr 54 mins
London	124 miles	2hrs 28 mins

## ACCOMMODATION - SQ FT (GIA)

UNIT	GROUND FLOOR	FIRST FLOOR	TOTAL	EAVES	CAR SPACES	DOCK LOADING	SURFACE LOADING
Unit 1	31,968	1,598	33,566	8M	37	2	2
Unit 2	127,875	6,394	134,269	12M	99	12	4
Unit 3	72,979	3,648	76,627	12M	55	7	2

## SPECIFICATION

Central Approach at Central Park will be constructed to a high quality specification incorporating the following:

- Clear eaves height of 8 – 12m to underside of haunch
- Multiple dock level and ground level loading doors
- Floor loading of 50 Kn/M<sup>2</sup>
- Ample car and lorry parking
- Fitted first floor office accommodation
- Undercroft accommodation fitted to shell
- Connections to all mains services
- Self-contained concrete yard area with up to 50m depth

## TENURE

The units are available on a freehold or leasehold basis.

## PLANNING

The site is suitable for B1(c), B2 and B8 uses.

## RENT/FREEHOLD TERMS

On application. Please contact the retained agents for further information.

## FURTHER INFORMATION

Please contact the retained agents:



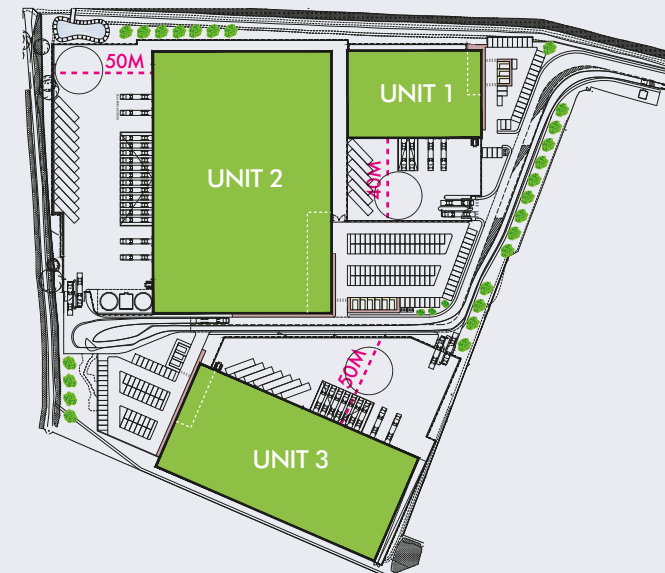
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