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

A Development By TUNGSTEN PROPERTIES

DESIGN AND BUILD

OPPORTUNITIES AVAILABLE TO LET FOR MAXIMUM FLEXIBILTY

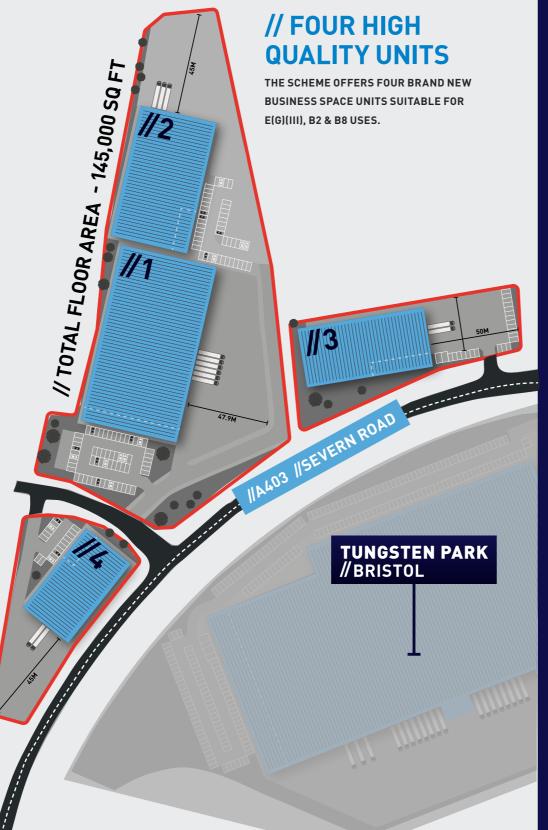
ACCOMMODATION

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

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

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

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



DEVELOPMENT LAND

[/] DEVELOPABLE AREAS - 8.76 ACRES

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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
Α	6.00
В	1.27
C	1.49



//C

INDICATIVE LAYOUT



DEMOGRAPHICS



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.

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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