

UNDER CONSTRUCTION

J1 M49 | AVONMOUTH | BRISTOL | BS10 7SD | UK
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PANATTONI PARK AVONMOUTH

Two speculatively built industrial/logistics opportunities
in the **Southwest's premier distribution location**

406,000 & 882,000 sq ft

FEATURING THE
UK'S LARGEST
SPECULATIVELY BUILT UNIT

 PANATTONI

The Southwest's premier industrial and distribution location

← South Wales

Severn Crossing →

Prince of Wales Bridge

Gloucester
Cheltenham
London

M4

M49

Severn Road

Rail freight terminal

Severn Road

M5 South
Bristol city centre

**PANATTONI PARK
AVONMOUTH**

Range
Home • Leisure • Garden

NetworkRail

huboo

huboo

Davies Turner

DHL

SIG

PILKINGTON

Warburton's

DHL

farmfoods

amazon

amazon

PILKINGTON

Gregory G

Wincanton

DHL

CHEP

GN AEROSPACE

amazon

BART

amazon

next

DSGi

TESCO

Proposed new link road

M49

THE UK'S LARGEST SPECULATIVELY BUILT UNIT

Indicative image



Indicative image



**AVONMOUTH
882**

Indicative image

Panattoni Park Avonmouth offers two grade-A opportunities of 406,000 & 882,000 sq ft, with Avonmouth 882 being the largest ever speculatively built warehouse in the UK.

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

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

With detailed planning and infrastructure in place, building work has already commenced and both units are scheduled to be available to occupy from Q3 2023.

Two speculatively
built units totalling
1.3 MILLION SQ FT

BASE SPECIFICATION

- UP TO **50kN/m²** FLOOR LOADING
- 15%** ROOF LIGHTS
- 8 MVA** POWER SUPPLY PARK WIDE
- 9 tonne** RACK LEG LOADING
- FM2** FLOORING
- 17.2m** CLEAR INTERNAL HEIGHT
- 50m** YARD DEPTH
- 20%** EV CHARGING POINTS
- SOLAR PV** INSTALLED
- LED** LIGHTING



Speculative development
at an unrivalled scale

AVONMOUTH406

Warehouse	391,500 sq ft	36,371 sq m
Hub office	2,500 sq ft	232 sq m
Two storey offices	12,000 sq ft	1,115 sq m
TOTAL (GIA)	406,000 sq ft	37,718 sq m

- 42** TRAILER PARKING SPACES
- 380** CAR PARKING SPACES
- 4** LEVEL ACCESS DOORS
- 26** DOCK DOORS
- Cycle** PARKING SPACES
- 1** GATEHOUSE AND SECURE YARDS

AVONMOUTH882

Warehouse	852,000 sq ft	81,940 sq m
Hub offices	10,000 sq ft	929 sq m
Two storey offices	20,000 sq ft	1,858 sq m
TOTAL	882,000 sq ft	81,940 sq m

- 189** TRAILER PARKING SPACES
- 758** CAR PARKING SPACES
- 11** LEVEL ACCESS DOORS
- 120** DOCK DOORS
- Cycle** PARKING SPACES
- 2** GATEHOUSES AND SECURE YARDS



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
- Water saving taps and WCs
- 15% rooflights to warehouse roof resulting a high level of natural daylight reducing need for artificial lighting
- Water leak detection
- Electric vehicle charging points in the car park
- Roof-mounted solar photovoltaic (PV) system
- Cycle parking
- Rainwater harvesting
- Sub-metering of energy consumption

ESG Meets environmental & social standards

BREEAM® BREEAM 'Excellent'

A 0-25 EPC rating of 'A'



Labour market

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

Regional wages are competitive when compared to regions with similar reach, and to the UK average.

The removal of the M4 toll on the Prince of Wales Bridge will help to attract a larger labour pool by drawing workers from South Wales.

Ready to work

19,100 people
WANT A JOB IN BRISTOL

29,400 people
WANT A JOB REGION WIDE*

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

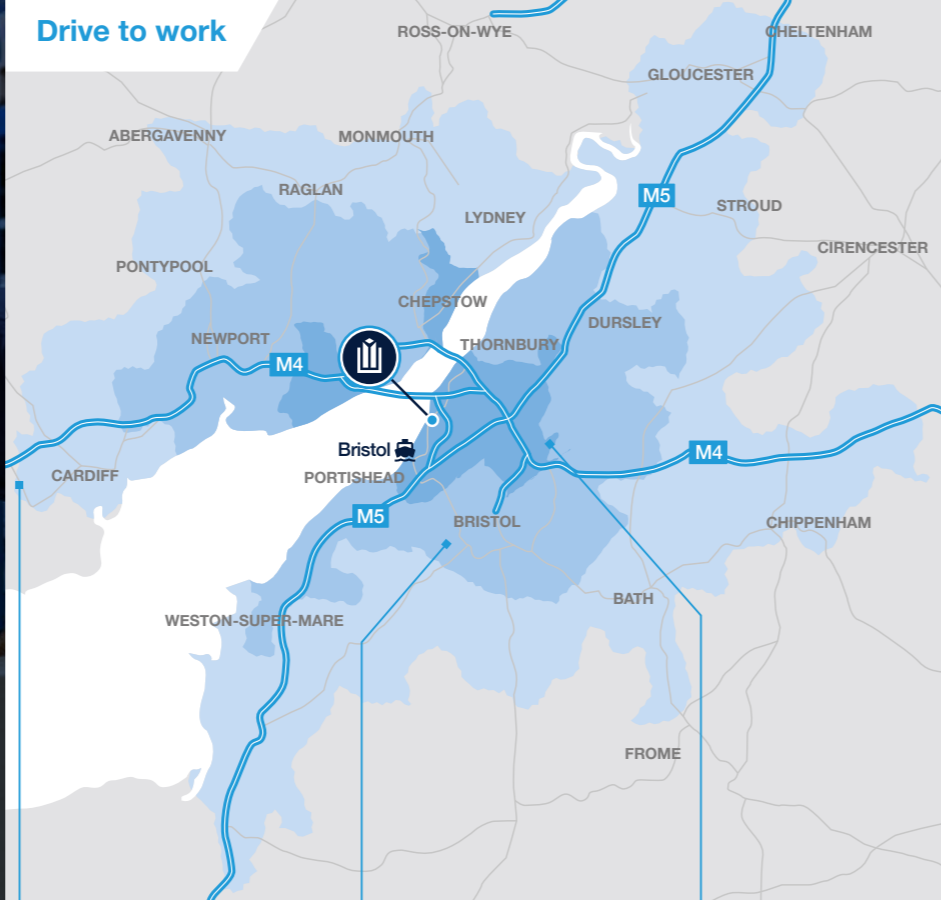
*City of Bristol, South Gloucestershire & North Somerset
Source: NOMIS September 2021

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

Competitive wages

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

2,892,000 ECONOMICALLY ACTIVE PEOPLE ACROSS THE SOUTH WEST
81.6% VS. 78.9% 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
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	19	32 min
Heathrow	110	1hr 52 min
East Midlands	129	2hr 33 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 & drivetimemaps.co.uk



4.3 million PEOPLE LIVE WITHIN 90 MINS

21.8 million PEOPLE LIVE WITHIN 180 MINS

46.7 million PEOPLE LIVE WITHIN 270 MINS

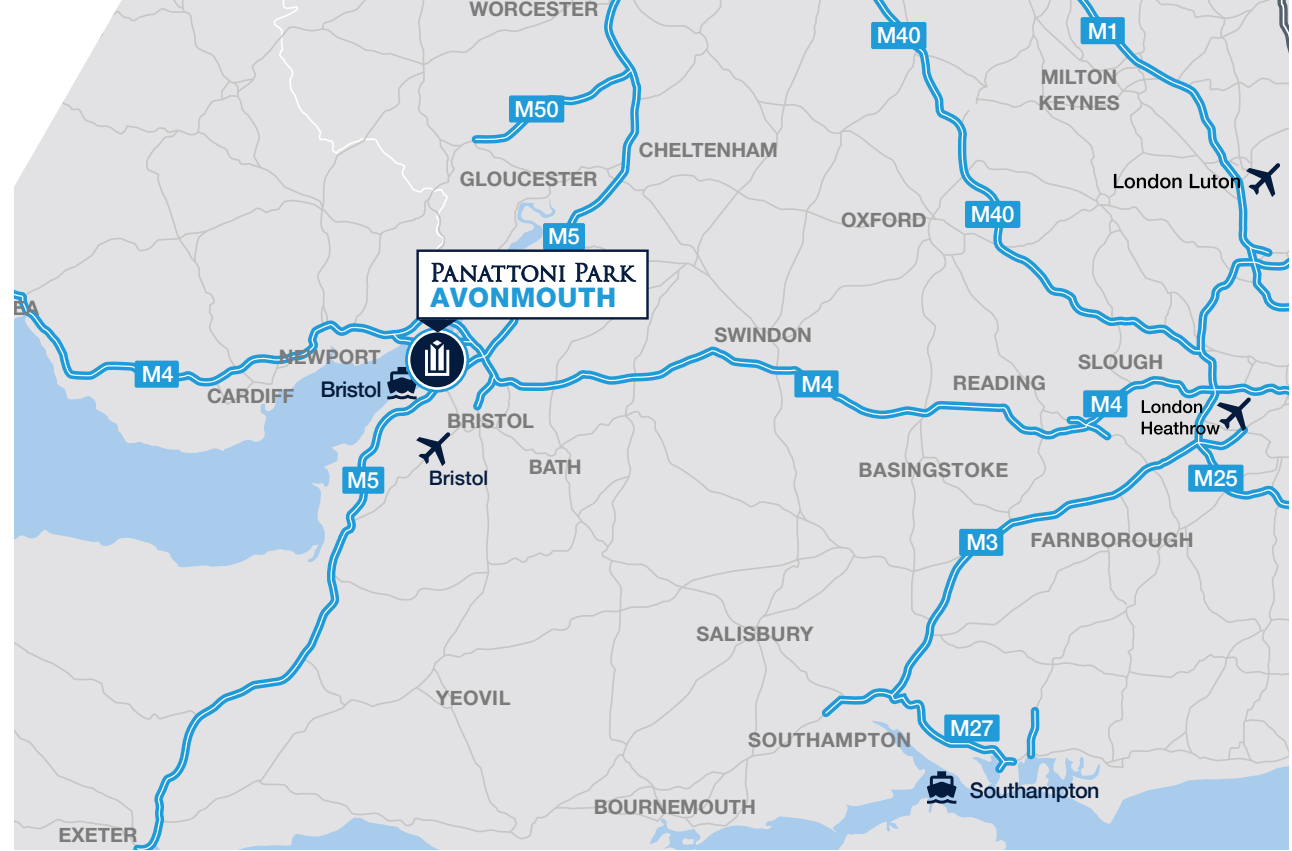
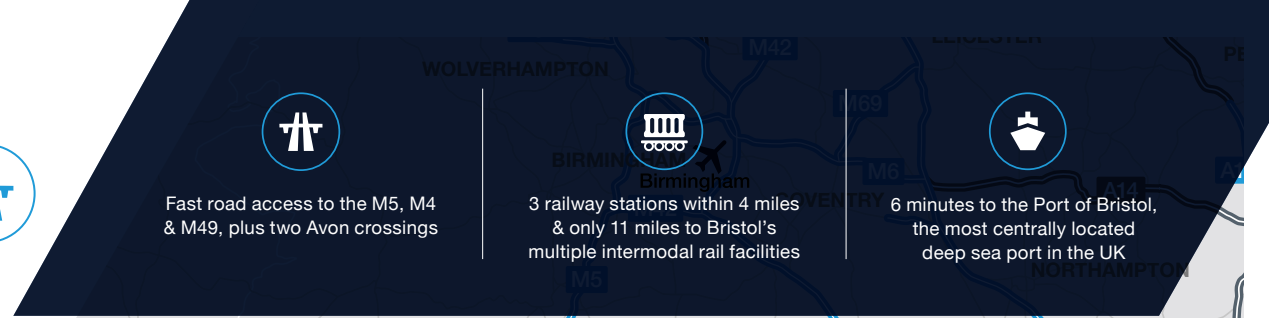


Location



J18 of the M5 and J1 of the M48 are within 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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