

TO LET - INDUSTRIAL

# AVONMOUTH 882, PANATTONI PARK

Severn Road, Avonmouth, Bristol, BS10 7ZE



## Key Highlights

- 882,000 sq ft
- 50m yard depths
- 50KN/m<sup>2</sup> floor loading
- 8MVA Power Supply
- Available Q3 2023
- Solar PV
- FM2 warehouse floor
- 17.2m clear internal height

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## Description

Panattoni Park, Avonmouth is a brand new industrial / logistics development which will be available for occupation in Q3 2023.

## Location

The scheme is strategically located for local and national distribution via the M32, M48, M49, M4 and M5 motorways.

The site's connectivity has dramatically improved due to the brand new junction (J01) linking you to the national motorway network via the M49.

Bristol is the economic hub of the south-west region with excellent labour availability, education resources, and connectivity. Outside of London, the West of England has the largest proportion of highly qualified workers in the UK.

## Accommodation

The accommodation comprises the following areas:

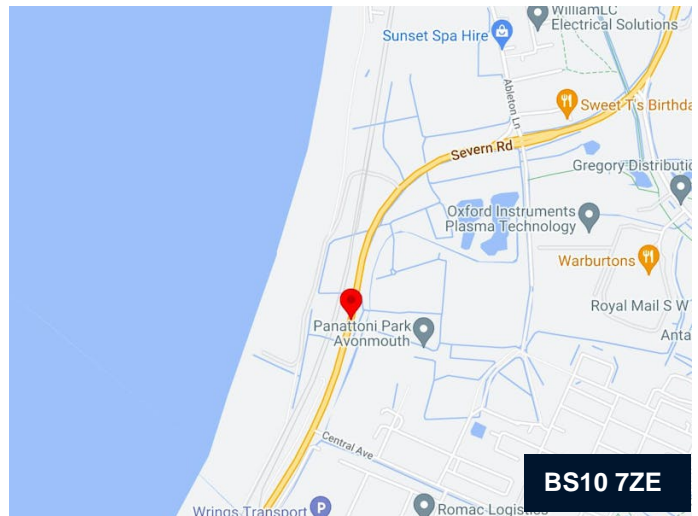
Name	sq ft	sq m	Availability
Ground - Warehouse	852,000	79,153.39	Available
Ground - Hub Offices	10,000	929.03	Available
1st - Two Storey Offices	20,000	1,858.06	Available
<b>Total</b>	<b>882,000</b>	<b>81,940.48</b>	

## Specification

- \* 17.2m clear internal height
- \* 50m yard depths
- \* BREEAM Excellent
- \* 8MVA Power Supply
- \* Solar PV
- \* Up to 50KN/m2 floor loading
- \* FM2 floor

## Business Rates

Upon Enquiry



## Contact

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