

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 FLEXIBILITY

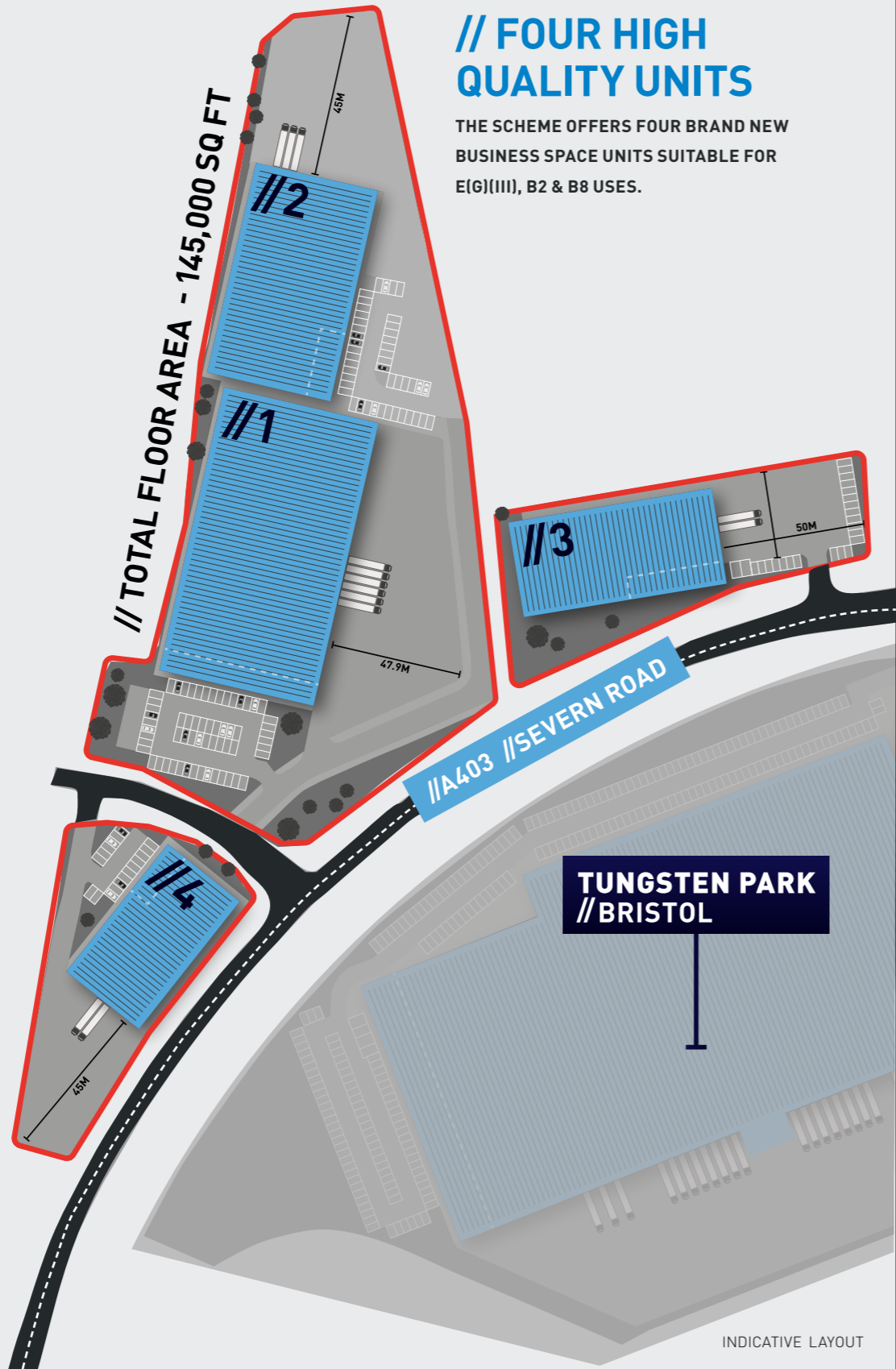
ACCOMMODATION

| UNIT 1 | SQ FT |
|------------------|---------------|
| WAREHOUSE | 58,000 |
| OFFICES | 4,000 |
| TOTAL GIA | 62,000 |
| EAVES HEIGHT | 10M |
| 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 | 10M |
| 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 |



INDICATIVE LAYOUT

DEVELOPMENT LAND

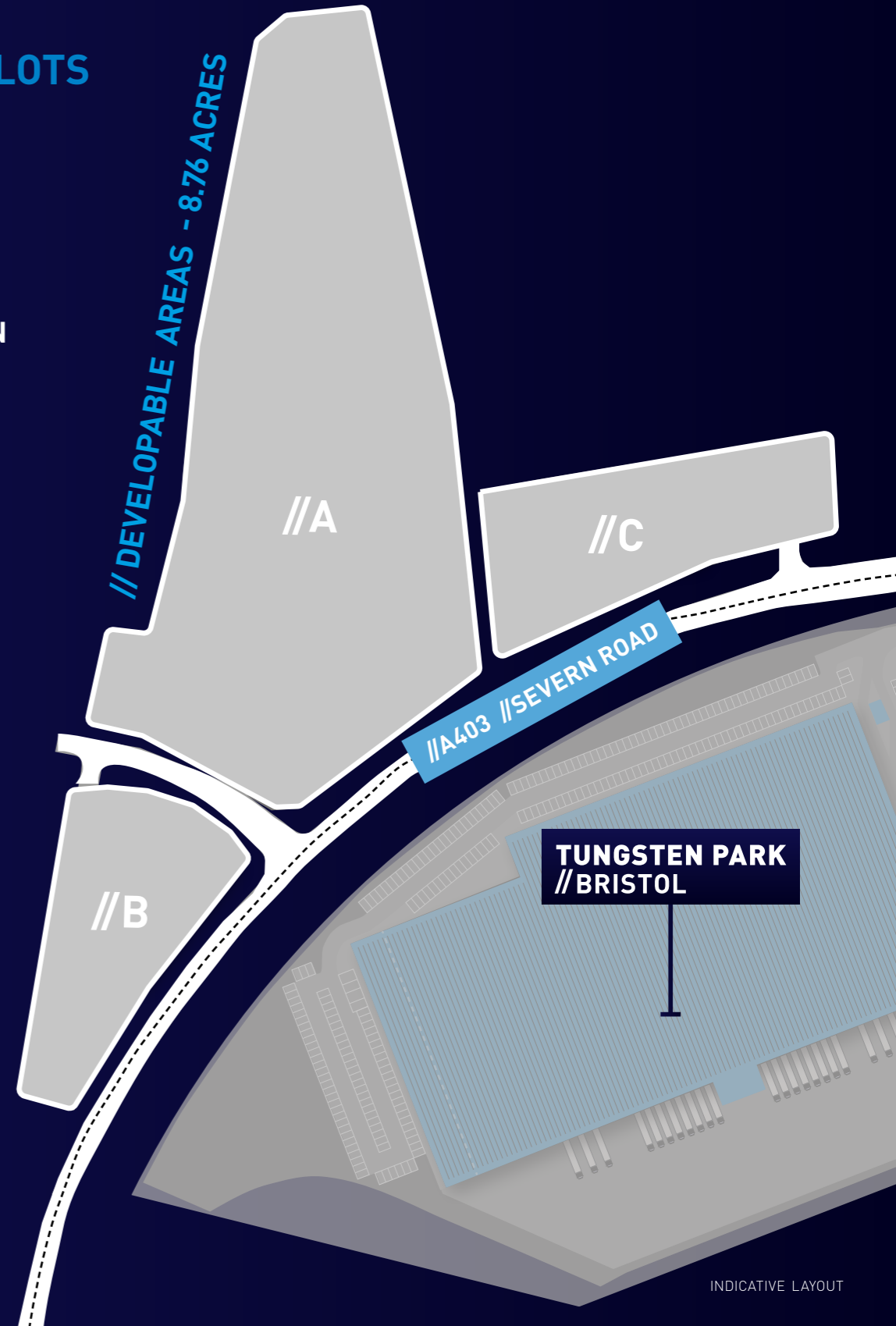
FOR SALE
ON A PROMINENT HIGH PROFILE SITE

// IDEALLY POSITIONED PLOTS

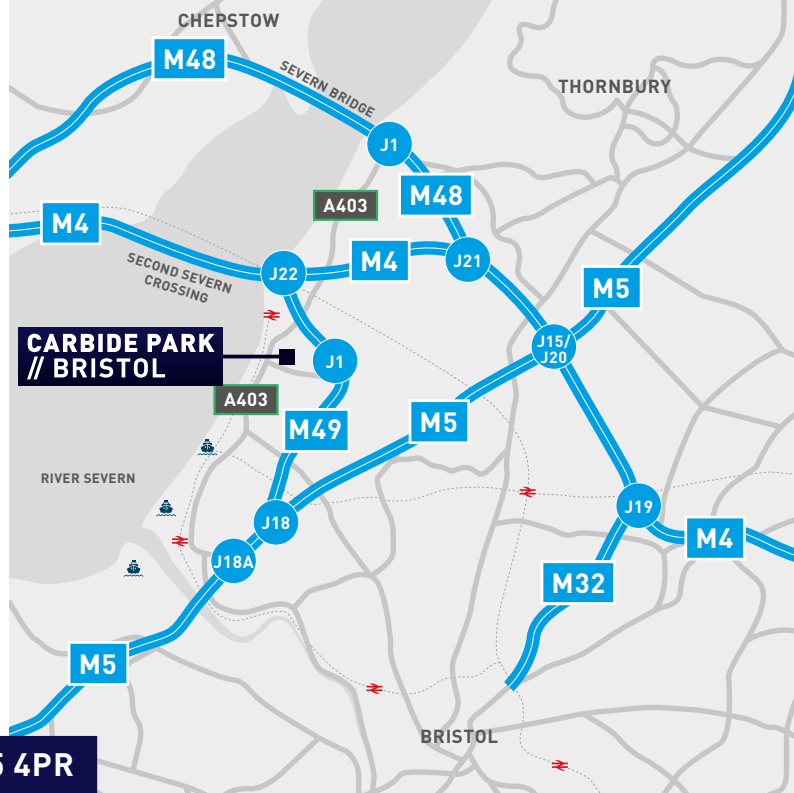
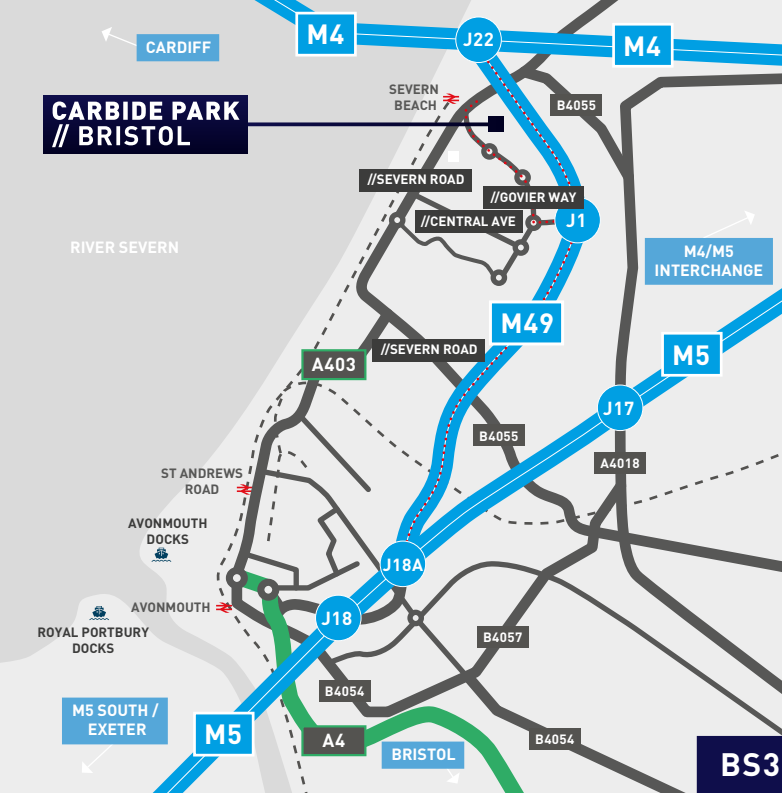
IN AN ESTABLISHED INDUSTRIAL/
WAREHOUSE LOCATION MINUTES
FROM THE BRAND NEW J1 M49.

PLOT INFORMATION

| PLOT | ACRES |
|------|-------|
| A | 6.00 |
| B | 1.27 |
| C | 1.49 |



INDICATIVE LAYOUT



DEMOGRAPHICS



THE BRAND NEW JUNCTION 1 ON THE M49 SIGNIFICANTLY REDUCES DRIVE TIMES



LABOUR COSTS IN THE SOUTH WEST ARE 4% LOWER THAN THE UK NATIONAL AVERAGE



C.20,000 PEOPLE IN THE LEP AREA ARE UNEMPLOYED AND ACTIVELY SEEKING WORK



25 MILLION PEOPLE USE THE SEVERN CROSSINGS A YEAR, TOLL FREE

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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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.

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