

A development by

EQUATION
PROPERTIES

BentallGreenOak 



MATRIX 49
BRISTOL

A new industrial/distribution development
Flexible unit sizes available up to 560,000 SQ FT
Available from Q2 2022

Matrix 49
Lanson Roberts Road, Severn Beach,
Bristol, BS35 4BR.

ADVANCED

Matrix 49 is a new industrial/distribution development located in Avonmouth, Bristol. Matrix 49 is strategically located on the doorstep of Avonmouth and sits just 8 miles from the city of Bristol



New industrial/distribution units available up to 560,000 sq ft. Available from Q2 2022.

24 hour access.



BREEAM 'Excellent'
EPC A rating.



Prominent location with direct frontage and access to the Royal Portbury Docs

Strategically located,
4 minutes from Junction 1 - M49



Excellent local labour pool with 486,300 economically active residents within a 30m minute drive.



Enhanced quality private estate with landscaped environment.



EV charging points provided with provision to future-proof occupier fleet requirements.

PHASE 2
UNIT UP TO
277,520 SQ FT

PHASE 3
UNIT UP TO
553,260 SQ FT

UNIT 3

UNIT 4

UNIT 2

UNIT 1

M49

PHASE 1
UNITS UP TO
172,375 SQ FT

UNRIVALLED

The site, which extends to 65 acres, offers a variety of unit sizes ranging from 133,440 - 553,250 SQ FT within three separate phases and totalling over 1.1m SQ FT - available from Q2 2022.

Matrix 49 is an exemplary development for a diverse range of businesses searching to optimise their distribution network in western England to the rest of the UK.

PHASE ONE

UNIT ONE

172,375 SQ FT

UNIT TWO

133,440 SQ FT

PHASE TWO

UNIT THREE UP TO

277,520 SQ FT

PHASE THREE

UNIT FOUR UP TO

553,260 SQ FT

ACCOMODATION OVERVIEW

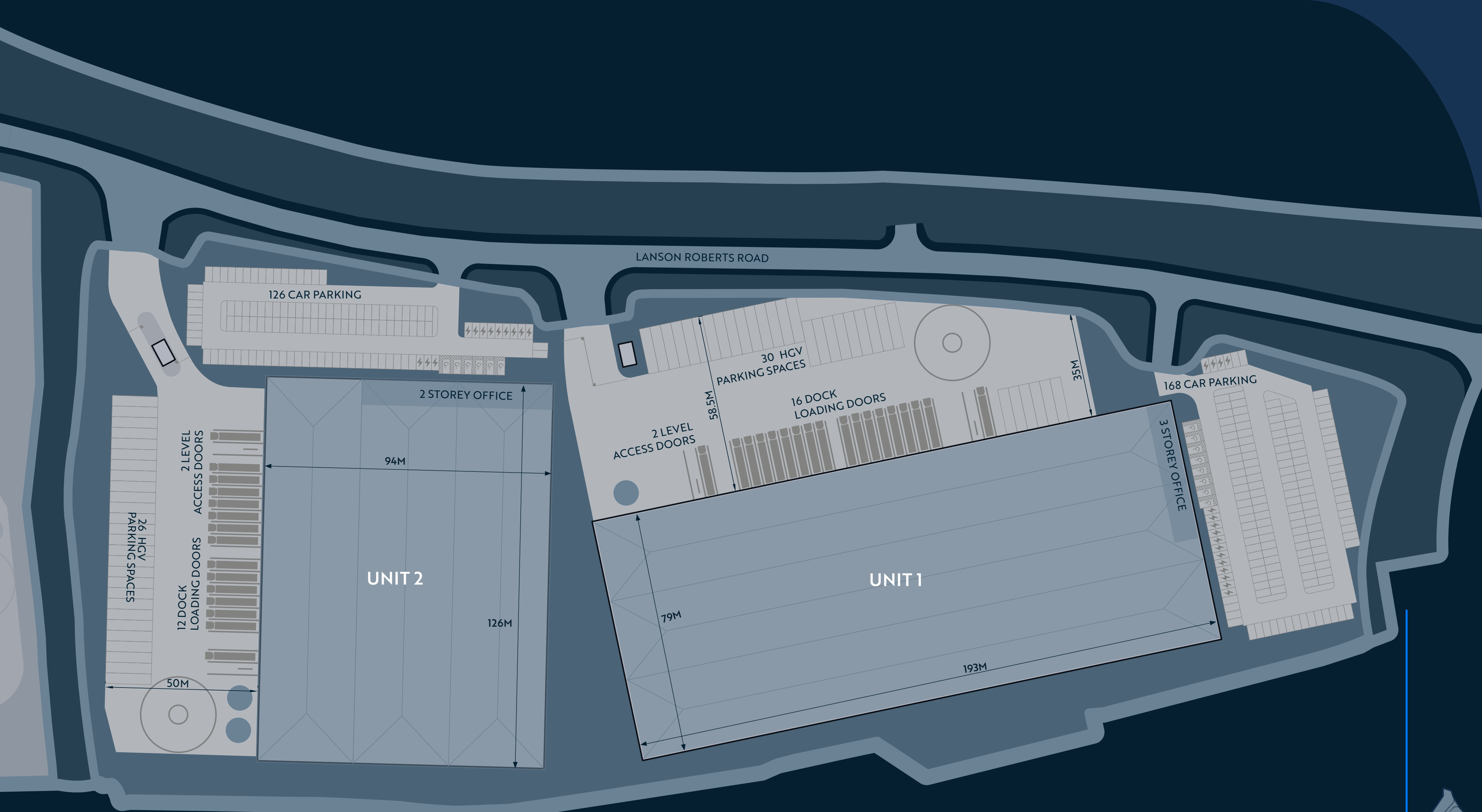
TOTAL AREA GIA SQ FT
1,136,595

[CLICK TO VIEW DETAILED ACCOMODATION SPECS](#)

[CLICK TO VIEW CGI'S](#)



MATRIX49
BRISTOL



UNIT 1

	SQ.FT
WAREHOUSE AREA	163,560
OFFICE (INCL. GF CORE)	8,515
GATEHOUSE	300
TOTAL AREA GIA	172,375

SUBJECT TO FINAL MEASUREMENT

HAUNCH HEIGHT 15m
 LEVEL ACCESS LOADING DOORS 2
 LOADING DOCKS 16
 HGV PARKING 30
 CAR PARKING SPACES 168
 ELECTRIC CAR CHARGING POINTS 16
 POWER SUPPLY 600 kVa

UNIT 2

	SQ.FT
WAREHOUSE AREA	126,800
OFFICE (INCL. GF CORE)	6,340
GATEHOUSE	300
TOTAL AREA GIA	133,440

SUBJECT TO FINAL MEASUREMENT

HAUNCH HEIGHT 12.5m
 LEVEL ACCESS LOADING DOORS 2
 LOADING DOCKS 12
 HGV PARKING 26
 CAR PARKING SPACES 126
 ELECTRIC CAR CHARGING POINTS 12
 POWER SUPPLY 470 kVa

WAREHOUSE



50 kN/m²
Floor Loading



EPC A Rating



BREEAM
'Excellent' Rating



15% Roof Lights
to Warehouse

EXTERNAL



50M
Yard Depth



Secured Entrances
Independent Gates



EV Parking Bays



Perimeter Paladin
Estate Fencing

OFFICES



LED Lighting with
Smart Control



Grade A Open
Plan Office



VRF Heating and
Comfort Cooling



Double Height
Glazed HQ Reception



PHASE 1

UNIT 1

SQ FT

TOTAL AREA GIA

172,375



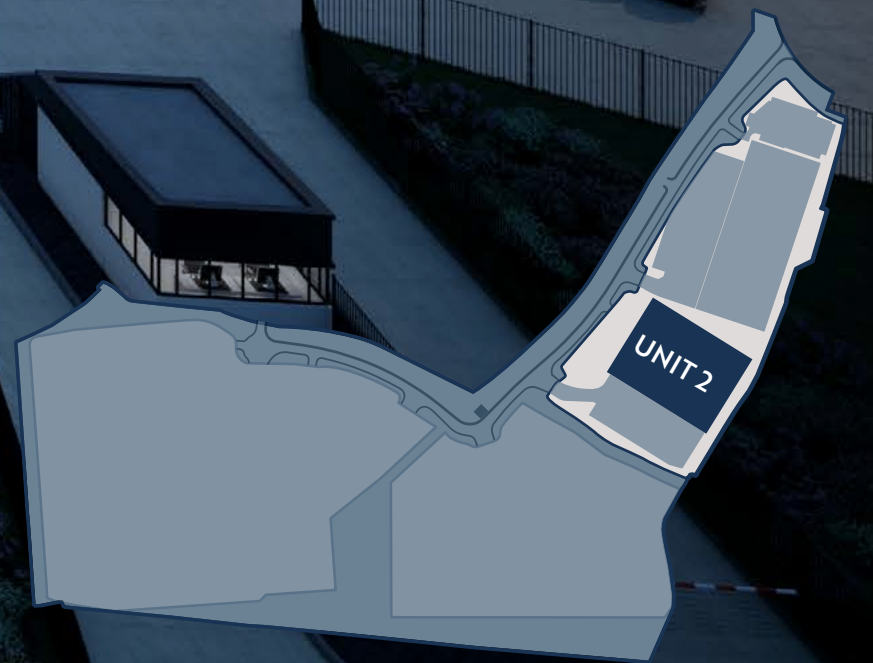
PHASE 1

UNIT 2

SQ FT

TOTAL AREA GIA

133,440



PHASE 2



WAREHOUSE

- 50 kN/m² Floor Loading
- EPC A Rating
- BREEM 'Excellent' Rating
- 15% Roof Lights to Warehouse

EXTERNAL

- 50M Yard Depth
- Secured Entrances Independent Gates
- EV Parking Bays
- Perimeter Paladin Estate Fencing

OFFICES

- LED Lighting with Smart Control
- Grade A Open Plan Office
- VRF Heating and Comfort Cooling
- Double Height Glazed HQ Reception

UNIT 3

	SQ FT		
WAREHOUSE AREA	261,640	HAUNCH HEIGHT	15m
OFFICE (INCL. GF CORE)	13,080	LEVEL ACCESS LOADING DOORS	4
TRANSPORT OFFICE	2,500	LOADING DOCKS	24
GATEHOUSE	300	HGV PARKING	47
TOTAL AREA GIA	277,520	CAR PARKING SPACES	231
<small>SUBJECT TO FINAL MEASUREMENT</small>		ELECTRIC CAR CHARGING POINTS	23
		POWER SUPPLY	1,000 kVa

PHASE 2

UNIT 3

SQ.FT

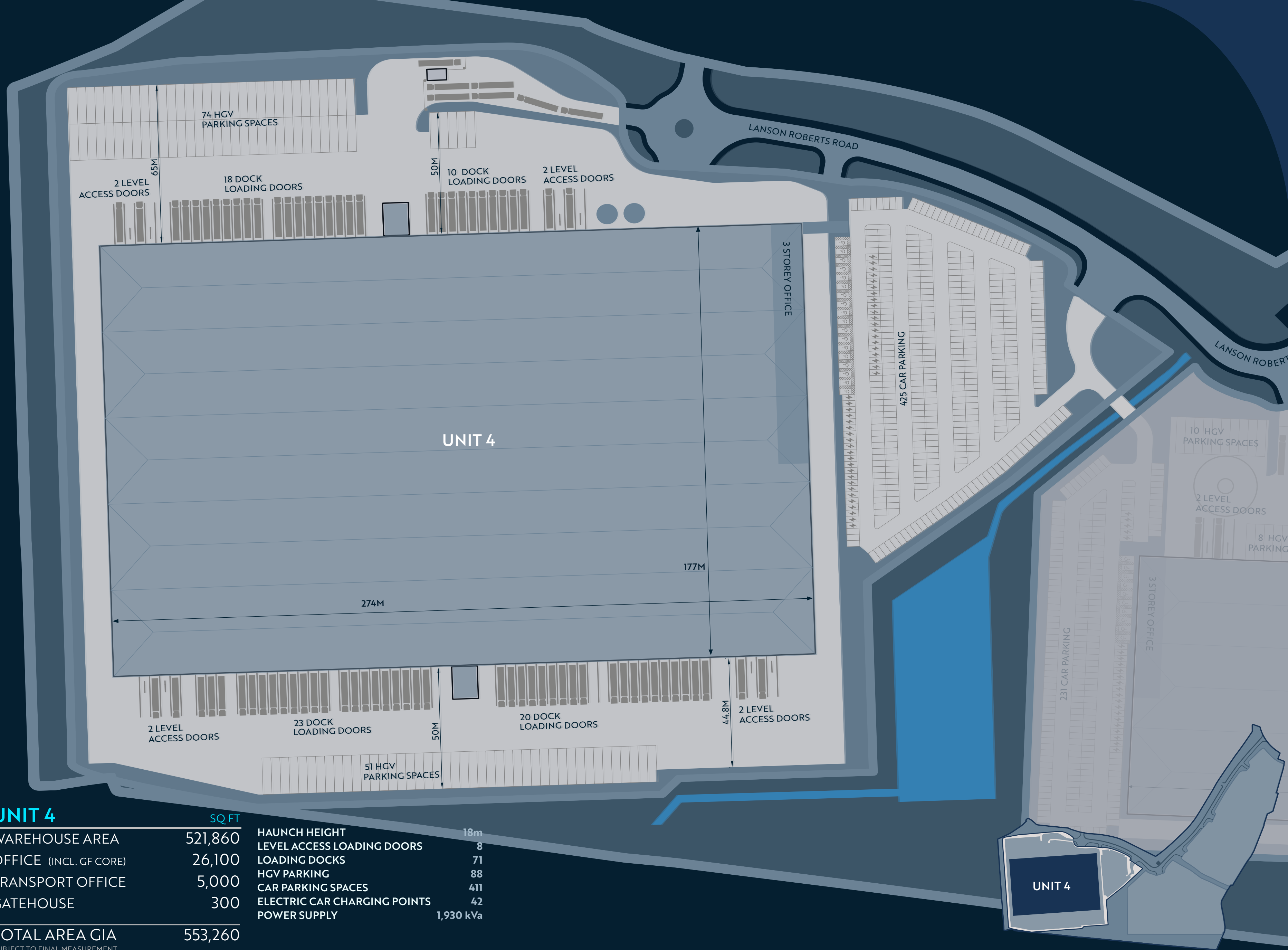
TOTAL AREA GIA

277,520



UNIT 3

PHASE 3



UNIT 4

	SQ FT		
WAREHOUSE AREA	521,860	HAUNCH HEIGHT	18m
OFFICE (INCL. GF CORE)	26,100	LEVEL ACCESS LOADING DOORS	8
TRANSPORT OFFICE	5,000	LOADING DOCKS	71
GATEHOUSE	300	HGV PARKING	88
TOTAL AREA GIA	553,260	CAR PARKING SPACES	411
SUBJECT TO FINAL MEASUREMENT		ELECTRIC CAR CHARGING POINTS	42
		POWER SUPPLY	1,930 kVa

WAREHOUSE

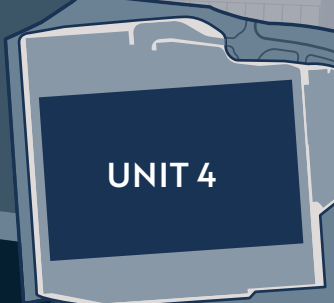
- 50 kN/m² Floor Loading
- EPC A Rating
- BREEM 'Excellent' Rating
- 15% Roof Lights to Warehouse

EXTERNAL

- 50M Yard Depth
- Secured Entrances Independent Gates
- EV Parking Bays
- Perimeter Paladin Estate Fencing

OFFICES

- LED Lighting with Smart Control
- Grade A Open Plan Office
- VRF Heating and Comfort Cooling
- Double Height Glazed HQ Reception



PHASE 3

UNIT 4

SQ FT

TOTAL AREA GIA

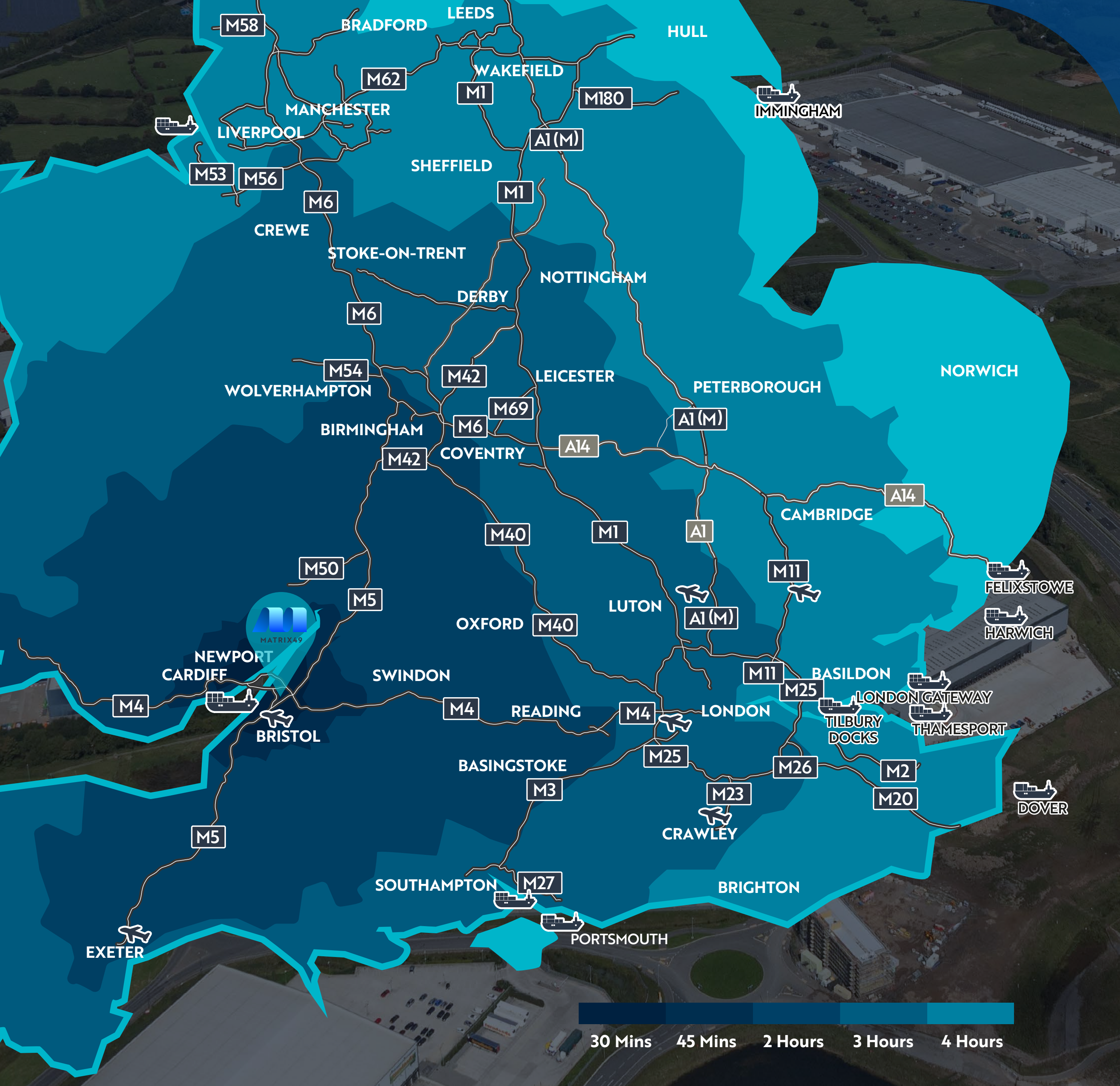
553,260



CLICK TO TOGGLE

STRATEGIC

Matrix 49 is strategically located on the doorstep of Avonmouth and Royal Portbury Docks and sits 8 miles from the city of Bristol, 18 miles from Bristol International Airport, 40 miles East of Cardiff, 84 miles South West of Birmingham and 120 miles West of London. The development is located adjacent to the M49 (1 mile away) which directly connects two of the UK's key Western Motorways: M4 & M5.



PLACES

PLACES	DISTANCE	JOURNEY
M49 (J1)	1 MILE	4 MIN
M4 (J22)	1.6 MILES	4 MIN
M5 (J19)	4.2 MILES	6 MINS
CARDIFF	31.4 MILES	39 MINS
GLOUCESTER	37.7 MILES	40 MINS
SWINDON	44.4 MILES	47 MINS
BIRMINGHAM	95.6 MILES	1 HR 30 MINS
SOUTHAMPTON	105 MILES	1 HR 50 MINS
LONDON M25	117 MILES	2 HRS 4 MINS
LEICESTER	127 MILES	2 HRS 7 MINS
NOTTINGHAM	138 MILES	2 HR 16 MINS
PETERBOROUGH	170 MILES	2 HRS 50 MINS
MANCHESTER	166 MILES	2 HRS 51 MINS
SHEFFIELD	178 MILES	2 HRS 51 MINS

RAIL FREIGHT

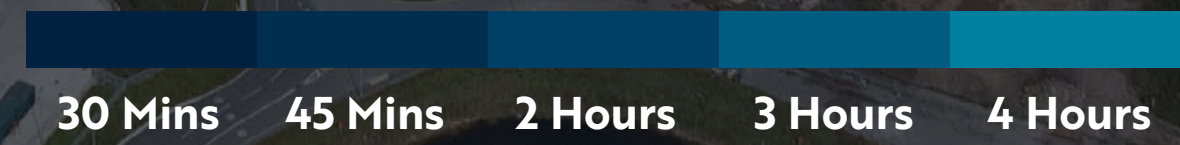
RAIL FREIGHT	DISTANCE	JOURNEY
AVONMOUTH	6.8 MILES	10 MINS
HAMS HALL	99.7 MILES	1 HR 34 MINS
SLP EMG RFT	127 MILES	1 HR 59 MINS
DIRFT	127 MILES	2 HRS 3 MINS

AIRPORTS

AIRPORTS	DISTANCE	JOURNEY
BRISTOL AIRPORT	19.1 MILES	29 MINS
CARDIFF	45.6 MILES	57 MINS
EXETER	79.4 MILES	1 HR 15 MINS
HEATHROW	107 MILES	1 HR 46 MINS
GATWICK	137 MILES	2 HRS 15 MINS
STANSTED	168 MILES	2 HRS 53 MINS
LONDON CITY	168 MILES	2 HRS 56 MINS

PORTS

PORTS	DISTANCE	JOURNEY
AVONMOUTH DOCK	6 MILES	8 MINS
ROYAL PORTBURY DOCKS	8.8 MILES	14 MINS
SOUTHAMPTON	106 MILES	1 HR 51 MINS
TILBURY	165 MILES	2 HR 47 MINS
LONDON GATEWAY	167 MILES	2 HRS 50 MINS
FELIXSTOWE	225 MILES	3 HRS 52 MINS



PROVEN

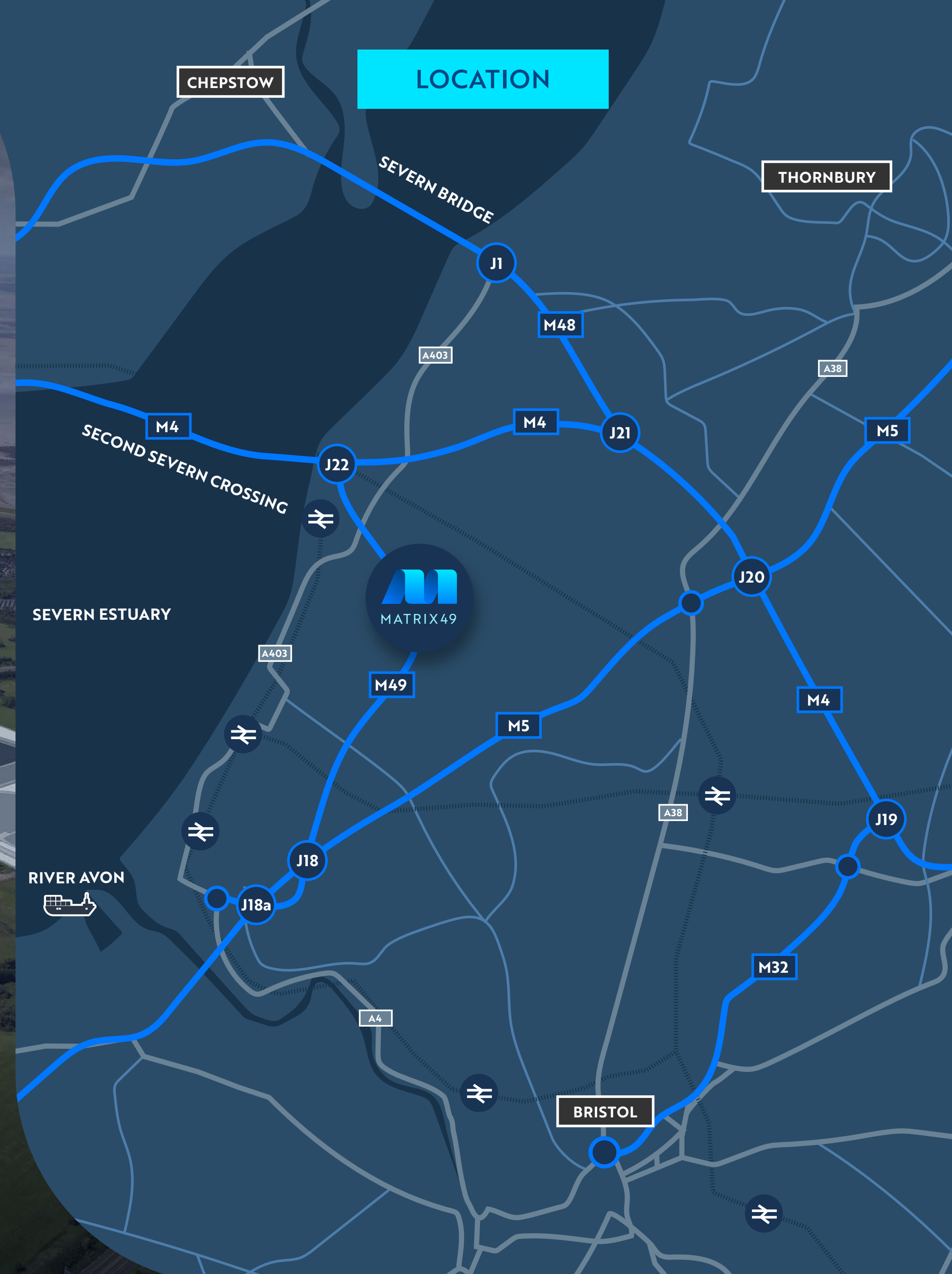
Matrix 49 is situated in the premier location for logistics serving the South West region, with much of the local vicinity occupied by a number of national and international

companies. The local Ports are rapidly expanding and currently handle over 6 million tonnes of dry bulk goods and 750,000 vehicles per annum.



LOCAL OCCUPIERS

- | | | | |
|--------------|---------------|--------------|------------------|
| 1 TESCO | 5 ROYAL MAIL | 9 CHEP | 13 THE RANGE |
| 2 WINCANTON | 6 GKN | 10 LIDL | 14 DAVIES TURNER |
| 3 NEXT | 7 DHL | 11 FARMFOODS | 15 DHL |
| 4 WARBURTONS | 8 BART SPICES | 12 AMAZON | 16 DSGI |





SUSTAINABILITY FEATURES

<p>BREEAM UK NEW CONSTRUCTION 2018 (SHELL & CORE)</p>  <p>'Excellent' Rating</p>	<p>ENERGY PERFORMANCE CERTIFICATE</p>  <p>A Rating for excellent energy performance.</p>	<p>NATURAL LIGHT</p>  <p>Optimised use of natural light with 15% roof lights and excellent office visibility.</p>	<p>RENEWABLE TECHNOLOGIES</p>  <p>Solar PVs and air source heat pumps provide reduced energy consumption and CO2 emissions.</p>
<p>RESPONSIBLE SOURCING</p>  <p>Assured construction materials with low environmental, economic and social impact.</p>	<p>ELECTRIC VEHICLE CHARGING</p>  <p>93 charging points provided with provision for to future-proof occupier fleet requirements.</p>	<p>WATER REGULATION TECHNOLOGIES</p>  <p>Efficient sanitary-ware with low flow rates to reduce water consumption.</p>	<p>SUSTAINABLE MATERIALS</p>  <p>Reduce energy consumption and environmental impact over the life cycle of the building.</p>
<p>BICYCLE SPACES</p>  <p>Ample spaces in covered shelters encourages environmental travel.</p>	<p>ENHANCED CLADDING</p>  <p>Delivering superior energy performance to reduce running costs.</p>	<p>ENERGY METERING TECHNOLOGY</p>  <p>Allows occupiers to pro-actively manage their energy consumption.</p>	<p>LED LIGHTING</p>  <p>Enables 75% less energy consumption and 25 times more durability than incandescent lighting.</p>

DEMOGRAPHICS*

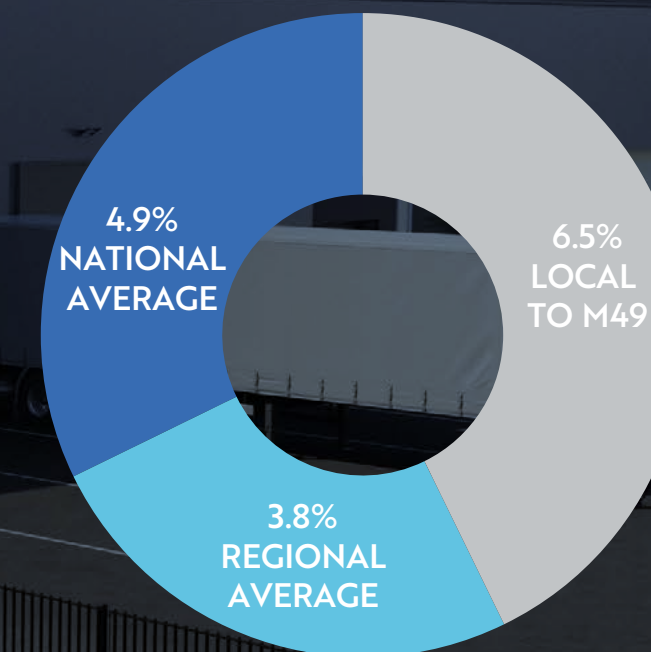
486,300 **1,021,100**

M49 has an economically active workforce within a **30m Drive**

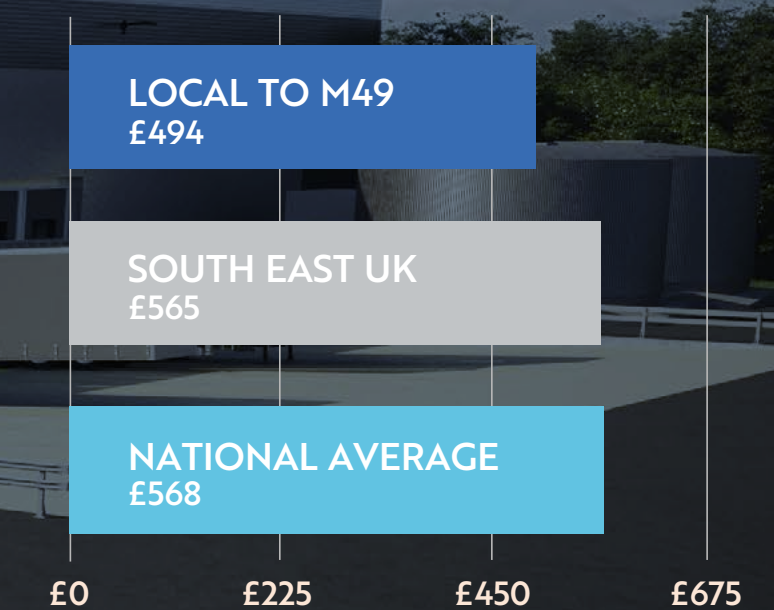
M49 has an economically active workforce within a **45m Drive**

*SOURCE CACI / ONS

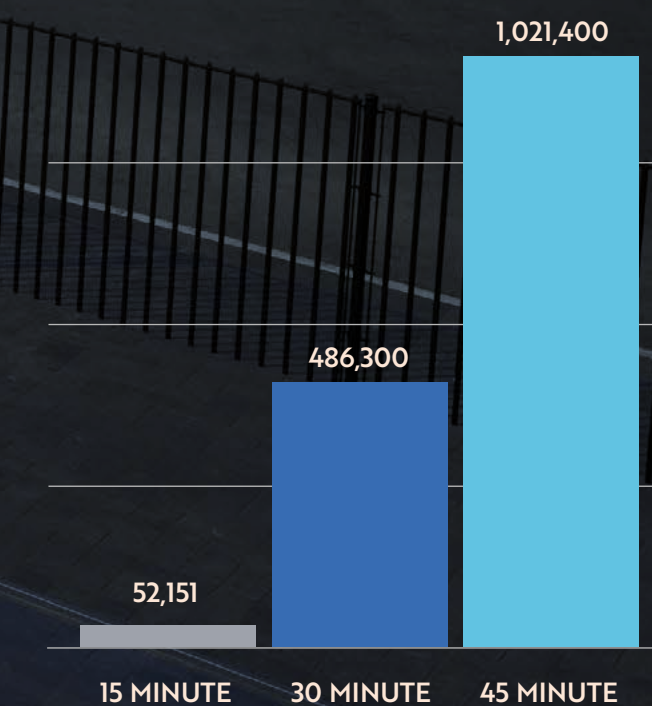
EMPLOYEES WORKING IN STORAGE & TRANSPORT



WEEKLY EMPLOYEE WAGE



RESIDENT POLULATION DRIVE TIME



SKILLED

Matrix 49 benefits from a large economically active labour pool at **486,300** individuals within a **30 minute drive**, and **1,021,400** within a **45 minute drive**. Of which, **6.5% are already employed** within Transport & Storage roles which gives occupiers access to a **sizeable workforce** with appropriate skills needed for their operations. Weekly wages of this group is **lower than the national and regional averages**, allowing businesses to remain competitive with their human resource expenditure.

FOR FURTHER INFORMATION PLEASE
CONTACT THE JOINT AGENTS



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MATRIX49
BRISTOL

A DEVELOPMENT BY

BentallGreenOak 

BentallGreenOak is a global real estate investment manager operating throughout Europe, the United States, Canada and Asia. In Europe, BentallGreenOak is a highly experienced logistics specialist, having acquired and developed 56 million sq ft of warehousing throughout Europe since 2015. The majority of this space being leased to leading institutional quality tenants such as Amazon, DHL, Lidl, Aldi and Sainsbury's.

EQUATION
PROPERTIES

Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.

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matrix49bristol.co.uk