



Brand New Industrial/Distribution Unit 94,000 sq ft (8,733 sq m) **TO LET**

AVAILABLE Q1 2022

- Detached unit
- Fully fitted office
- Dock and level access loading doors
- 50kN/m2 floor loading (flatness of FM1)
- 50m self-contained, secure service yard
- Within 0.5 miles from M49 Junction 1
- High profile to M49
- 12m eaves height
- 70 car parking spaces

Local occupiers include:



BRISTOL

unit 8

MORE + ■ CENTRAL PARK ■ J1 M49 ■ BRISTOL ■ BS35 4GH

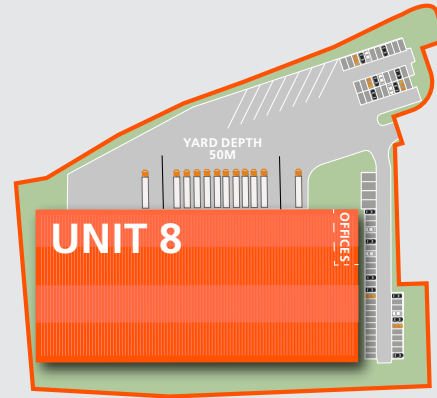


LOCATION

More+ is located in the heart of Central Park, the South West's premier distribution location due to its strategic location fronting the M49. The scheme is only 600m from the new Junction 1. More+ also benefits from multi-modal connections and fast and easy access to the national motorway network via the M49, M5 and M4 motorways giving unrivalled access to the South West and Wales.

COMMUNICATIONS

M49 Junction 1	0.6 miles	Bristol Airport	16 miles
M4 J22	2 miles	Cardiff	37 miles
M5 J18	3.4 miles	Gloucester	40 miles
Avonmouth Docks	6.2 miles	Swindon	45 miles
Royal Portbury Docks	6 miles	Exeter	81 miles
Bristol City Centre	8 miles	Birmingham	88 miles
		Southampton	107 miles
		London	125 miles



- 7 HGV Parking Spaces
- Part of a 260 Acre Development
- Fully Secured Service Yard
- 10 Dock Level Doors
- 50kN/m² Floor Loading (Flatness of FM1)
- 12m Eaves Height
- 50m Yard Depth
- 70 Car Parking Spaces
- 2 Level Access Doors



FURTHER INFORMATION

Further information is available on request through the joint sole agents.



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