

# unit 4

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



MARKET LEADING ESG CREDENTIALS



## Brand New Industrial / Distribution Unit 63,973 sq ft (5,943.3 sq m) **TO LET**

- Detached unit
- Fully fitted office (first floor)
- Dock and level access loading doors
- 50kN/m2 floor loading capacity
- 55m self-contained, secure service yard
- Within 0.5 miles from M49 Junction 1
- High profile to M49
- 10m eaves height
- 69 car parking spaces
- EPC rating A
- Up to 30% of total roof area can be covered with PV's
- Electric vehicle (EV) charging ready

Local occupiers include:



# BRISTOL

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Toll free access for all vehicles across Severn bridges



Brand new Junction 1 M49 reducing drive time significantly



South West Labour rates 4% lower than the national average



C.20,000 people in the LEP area are unemployed and actively seeking work



C.900,000 people within a 30 minute drive of Central Park



81 bed hotel nearby



3 drive-thru services nearby



25 million people use the Severn Crossings a year

# BRISTOL

HIGH QUALITY  
LANDSCAPED  
ENVIRONMENT



EPC A RATING



BREEAM  
IN USE  
VERY GOOD

SUSTAINABILITY

**More+** has been constructed to a market leading standard in ESG. It already benefits from numerous environmentally conscious features, including cycle shelters and enhanced ecology and landscaping. This in turn will enable the occupier to continue working in a more sustainable way.



NATURAL LIGHT

10% TRANSLUCENT ROOF PANELS  
ACROSS THE ENTIRE WAREHOUSE AREA,  
PROVIDING PLENTY OF NATURAL LIGHT



ELECTRIC  
VEHICLE (EV)  
CHARGING  
READY



CYCLE  
PARKING

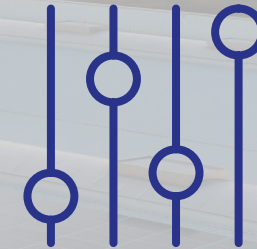
LOW VOC  
/ ORGANIC  
PAINTS



LOW  
ENERGY  
LIFTS



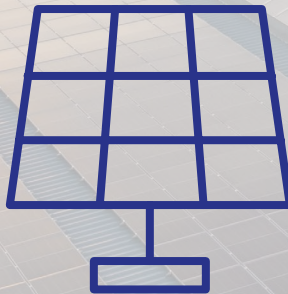
REFRESHMENT  
PODS



SMART  
METERING

PHOTO-VOLTAIC  
(PV) PANELS

UP TO 30% OF TOTAL ROOF  
AREA CAN BE COVERED WITH  
PV'S GENERATING ENOUGH  
ENERGY TO POWER THE  
OFFICES AND EV CHARGING



ENERGY EFFICIENT LIGHTING

ENERGY EFFICIENT LED LIGHTING IN THE OFFICES  
IS PROVIDED HELPING YOU REDUCE ENERGY  
CONSUMPTION BY UP TO 75%

ENERGY EFFICIENT  
HEATING & COOLING

VARIABLE REFRIGERANT (VRF) HEATING AND COOLING  
SYSTEM WITH INTERNAL CEILING CONCEALED FAN  
COILS UNITS TO THE OFFICE ACCOMMODATION.

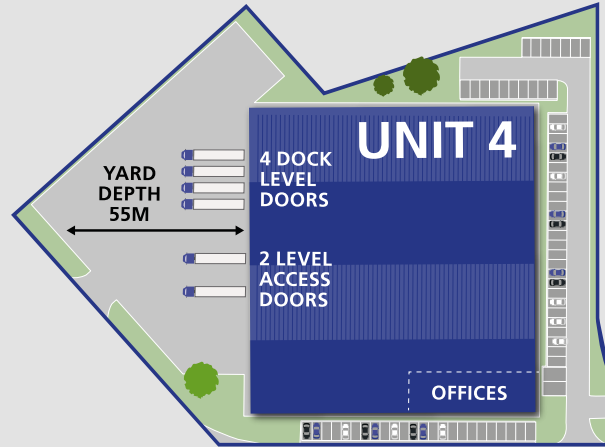


ACOUSTIC  
CONTROL



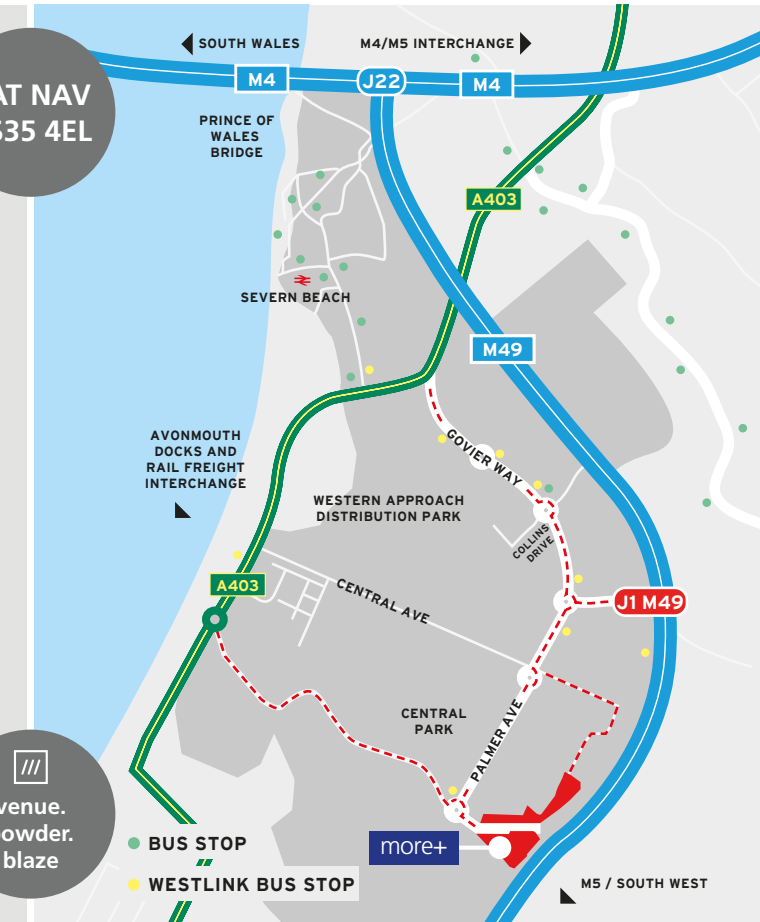
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SAT NAV  
BS35 4EL

venue.  
powder.  
blaze



## ACCOMMODATION

UNIT 4	SQ FT	SQ M
Ground Floor	60,376	5,609.1
First Floor Office	3,597	334.2
<b>Total</b>	<b>63,973</b>	<b>5,943.3</b>

Approximate Gross Internal Areas

- Detached Unit
- Fitted Office
- 250 kVA
- 4 Dock Level Doors
- 50kN/m2 Floor Loading
- 10m Eaves Height
- 55m Yard Depth
- 69 Car Parking Spaces
- 2 Level Access Doors

## FURTHER INFORMATION

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



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