

more+

CENTRAL PARK ■ J1 M49 ■ BRISTOL ■ BS35 4EL



# Three Brand New Industrial / Distribution Units 47,745 – 94,361 sq ft **TO LET**

**AVAILABLE NOW**

- EPC A
- Fully fitted offices
- Dock and level access loading doors
- 50kN/m2 floor loading capacity
- 35-62m self-contained, secure service yards
- Within 0.5 miles from M49 Junction 1

Local occupiers include:



# BRISTOL

# more+

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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



3 drive-thru services



25 million people use the Severn Crossings a year

# BRISTOL

## ACCOMMODATION

Unit	Warehouse Sq Ft	Warehouse Sq M	Office Sq Ft	Office Sq M	Eaves Height	Yard Depth	Dock Level Doors	Level Access Doors	Car Parking	Power kVA
3	63,088	5,861.1	3,636	337.2	10m	43m	6	2	51	250
4	63,973	5,943.3	3,597	334.2	10m	55m	4	2	69	250
5	20,921	1,943.6	3,721	345.2	10m	43m	0	2	18	150
6	47,745	4,435.6	2,633	244.6	10m	45m	3	2	29	250
7	94,641	8,792.5	4,501	416.2	12m	38m	8	2	76	500
8	94,361	8,766.4	3,612	335.6	12m	55m	10	2	70	500

**Total 384,729 35,742.5**

Approximate Gross Internal Areas



**More+** is a total of 35 acres, with 6 new units recently completed and available for immediate occupation. The final 3 units remaining range in size from 47,745 sq ft to 94,361 sq ft. Phase 1 is fully let.



Up to 12m  
Eaves Heights




EPC  
A



Fully Secured  
Service Yards



Detached  
Units



50kN/m<sup>2</sup> Floor  
Loading



Fitted  
Offices



Up to 62.5m  
Yard Depths



Substantial Car  
Parking



Dock Level &  
Level Loading Doors

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

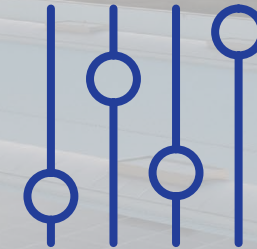
LOW VOC  
/ ORGANIC  
PAINTS



LOW  
ENERGY  
LIFTS



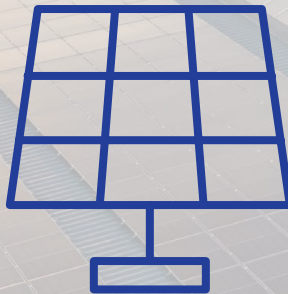
REFRESHMENT  
PODS



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



BRISTOL

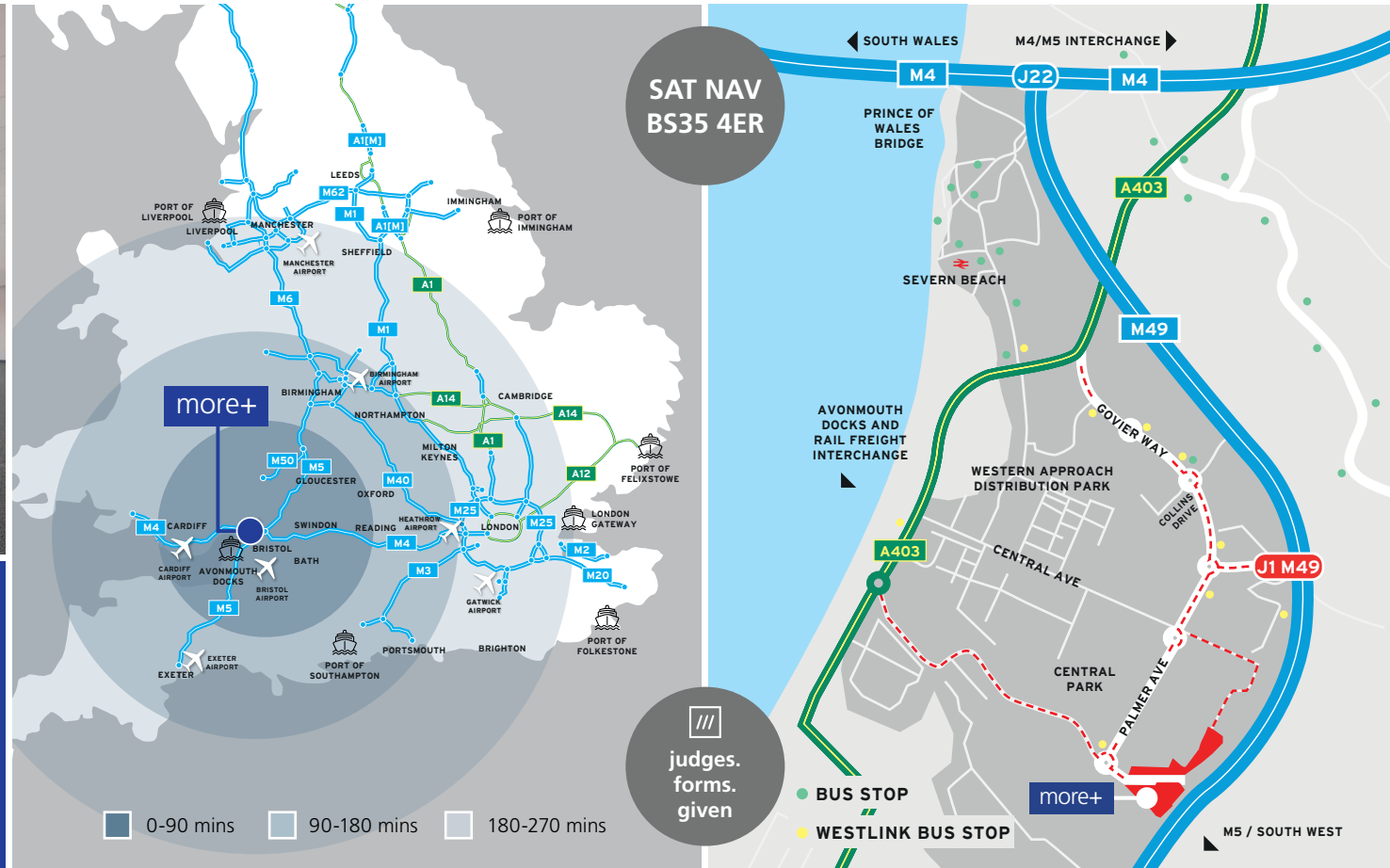


**PLANNING**

B8 (Storage & Distribution). Other uses can be accommodated. Please contact the agents to discuss.

**EPC**

EPC rating A.



**FURTHER INFORMATION**

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

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