THE APPROACH BRISTOL



DESIGN & BUILD OPPORTUNITIES

FOR SALE / TO LET UP TO 80,000 SQ FT

Unrivalled connectivity, perfectly positioned for Bristol & the wider South West region

Hunts Ground Road,
Parkway, Bristol
BS34 8HP


BRISTOL CITY CENTRE 6 MILES
UWE Bristol University of the West of England
Ministry of Defence
FILTON ABBEY WOOD
ABBEY WOOD RETAIL PARK
AIRBUS
GKN AEROSPACE
Brabazon
CRIBBS CAUSEWAY
ROLLS ROYCE
AVIVA
PATCHWAY
PARKWAY
A4174
Nuffield Health
J1
M32
THE APPROACH BRISTOL
amcor
LONDON 110 MILES
J19
M4
CARDIFF 35 MILES

MULTIMODAL CONNECTIVITY

what3words
///hours.hunter.backed

Sat Nav:
BS34 8HP

DRIVE TIMES

Junction 1 (M32)	2 miles	4 mins
Junction 19 (M4)	2.5 miles	5 mins
M4-M5 interchange	5.5 miles	8 mins
City Centre	6 miles	20 mins
Swindon	30 miles	40 mins
Cardiff	35 miles	45 mins
Cheltenham	37 miles	55 mins
Birmingham	80 miles	1 hr 25 mins
Exeter	80 miles	1 hr 25 mins
London	110 miles	1 hr 55 mins

TRAIN TIMES

Bristol Parkway station is a 5 minute walk from site and has regular mainline connections including:

Bristol Temple Meads	9 mins
Cardiff	30 mins
Birmingham New Street	1 hr 8 mins
London Paddington	1 hr 13 mins



ONE OF THE BEST CONNECTED COMMERCIAL LOCATIONS IN BRISTOL

PARKWAY HUB

Situated in the heartland of Bristol's aerospace and advanced engineering hub where some of the country's largest manufacturers and R&D operators are based. Nearby occupiers include:

AIRBUS · LEONARDO · ROLLS ROYCE · BOEING · GKN AEROSPACE

TEACHING INSTITUTIONS

There are a number of highly recognised teaching institutions within 2 miles of the location, providing a highly skilled labour force, these include:

- University of West England
- City of Bristol College
- Bristol Technology & Engineering Academy
- University of Bristol

LOCAL AMENITIES

The immediate location benefits from Abbey Wood Retail Park and a number of accessible amenities, all within walking distance.

Nuffield Health

Sainsbury's

VILLAGE HOTEL CLUB

YOUR NEXT OPPORTUNITY

PLANNING

The site, which measures 5 acres, is currently safeguarded for employment uses in the South Gloucestershire Core Strategy.

THE PERFECT OPPORTUNITY TO ESTABLISH YOUR NEXT HI-TECH MANUFACTURING, ANCILLARY DISTRIBUTION OR R&D FACILITY, IN ONE OF THE UK'S HIGHLY RECOGNISED HUBS.

HI-TECH MANUFACTURING

ANCILLARY DISTRIBUTION

R&D FACILITY



This is a computer generated image and details may vary.



THE SITE

Available on either a leasehold or freehold design and build basis, with the above plan showcasing a single building of approximately 80,000 sq ft. There is flexibility to deliver to bespoke occupier requirements on a subject to planning basis and hence the above plan is for indicative purposes only.

DESIGN & BUILD

INDICATIVE SPECIFICATION

- TARGET EPC A+
- DOCK LEVEL LOADING DOORS
- LEVEL ACCESS LOADING DOORS
- FITTED OFFICES
- EV CHARGING PROVISION
- SOLAR PV TO ROOF

THE APPROACH BRISTOL

PROGRAMME

The projected programme for delivery of the unit to practical completion is 18 – 24 months.

TERMS

Bespoke design and build opportunities are available on either a leasehold or freehold basis. Full terms on application.

VAT

VAT is applicable.

FURTHER INFORMATION

For further information, please contact the sole agents:

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MAKE THE CONNECTION



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