more+

CENTRAL PARK ■ J1 M49 ■ BRISTOL ■ BS35 4GH

TRISTAN CAPITAL PARTNERS

CANMOOR







Two Brand New Industrial / Distribution Units

63,973 – 94,361 sq ft **TO LET**

AVAILABLE NOW

- EPC A
- Fully fitted offices
- Dock and level access loading doors
- 50kN/m2 floor loading capacity
- 55m self-contained, secure service yards
- Within 0.5 miles from M49 Junction 1

Local occupiers include: amazon, DHL, Expeditors, Royal Mail, GKN, The Range, TESCO, Gregory

BRISTOL

canmoor-morecentralpark.com

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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

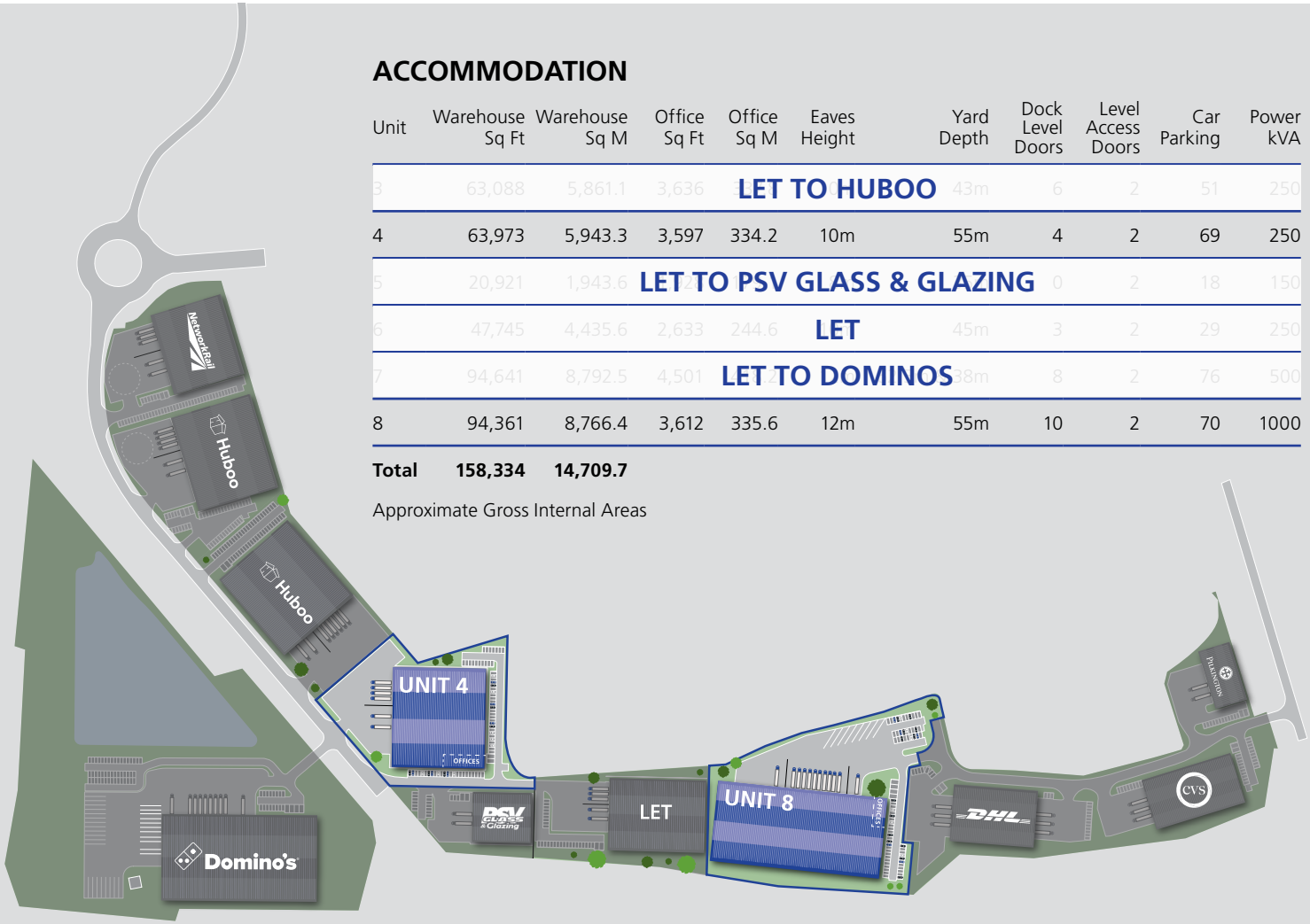
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ACCOMMODATION

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		LET TO HUBOO	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			LET TO PSV GLASS & GLAZING		0	2	18	150
6	47,745	4,435.6	2,633	244.6	LET	45m	3	2	29	250
7	94,641	8,792.5	4,501		LET TO DOMINOS	48m	8	2	76	500
8	94,361	8,766.4	3,612	335.6	12m	55m	10	2	70	1000
Total	**158,334**	**14,709.7**								

Approximate Gross Internal Areas



More+ is a total of 35 acres, with 6 new units recently completed and available for immediate occupation. The final 2 units remaining range in size from 63,973 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/m² Floor Loading
- Fitted Offices
- Up to 55m Yard Depths
- Substantial Car Parking
- Dock Level & Level Loading Doors

HIGH QUALITY LANDSCAPED ENVIRONMENT

EPC A RATING

BREEAM IN USE VERY GOOD

NATURAL LIGHT

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

ELECTRIC VEHICLE (EV) CHARGING READY

CYCLE PARKING

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.

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







more+

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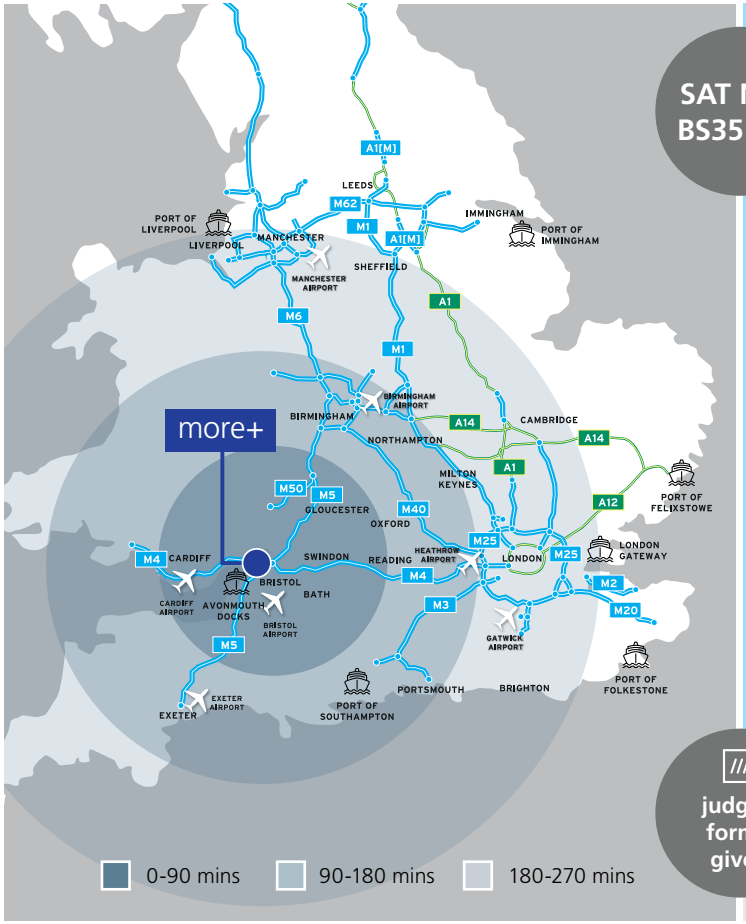


PLANNING

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

EPC

EPC rating A.



SAT NAV BS35 4ER



///judges.forms.given

FURTHER INFORMATION

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

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