DC115
CABOT PARK

POPLAR WAY EAST | CABOT PARK | BRISTOL | BS11 0YH

AVAILABLE TO LET FULLY REFURBISHED

116,316 SQ FT (10,806 SQ M)

OUTSTANDING QUALITY DISTRIBUTION WAREHOUSE WITH 11,027 SQ FT (1,024 SQ M) OF HIGH QUALITY OFFICES



March 2026

DISTRIBUTION HUB
CABOT PARK

DC115 is an outstanding distribution facility located within the established 150ha (450 acre) distribution hub of Cabot Park, Bristol, a premier B8 location with access to key markets being strategically positioned between London, Wales, Birmingham and the South West.



March 2026

DISTRIBUTION WAREHOUSE









FULLY REFURBISHED

Providing an unrivalled specification for a facility of its size, all set within a quality landscaped environment on a 7.32 acre (2.96 ha) site.

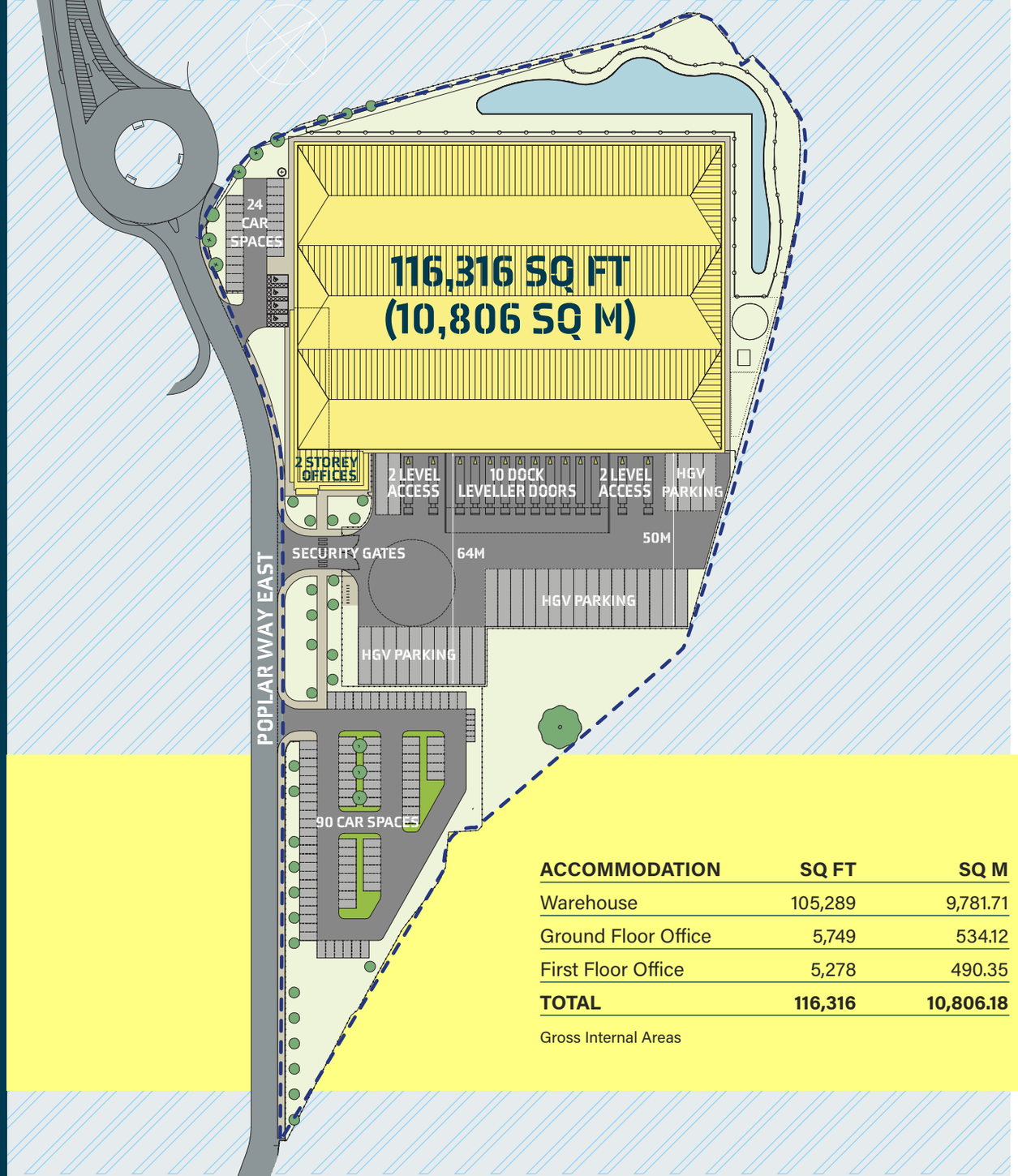
116,316 SQ FT (10,806 SQ M)

HIGH QUALITY WAREHOUSE

UNRIVALLED SPECIFICATION

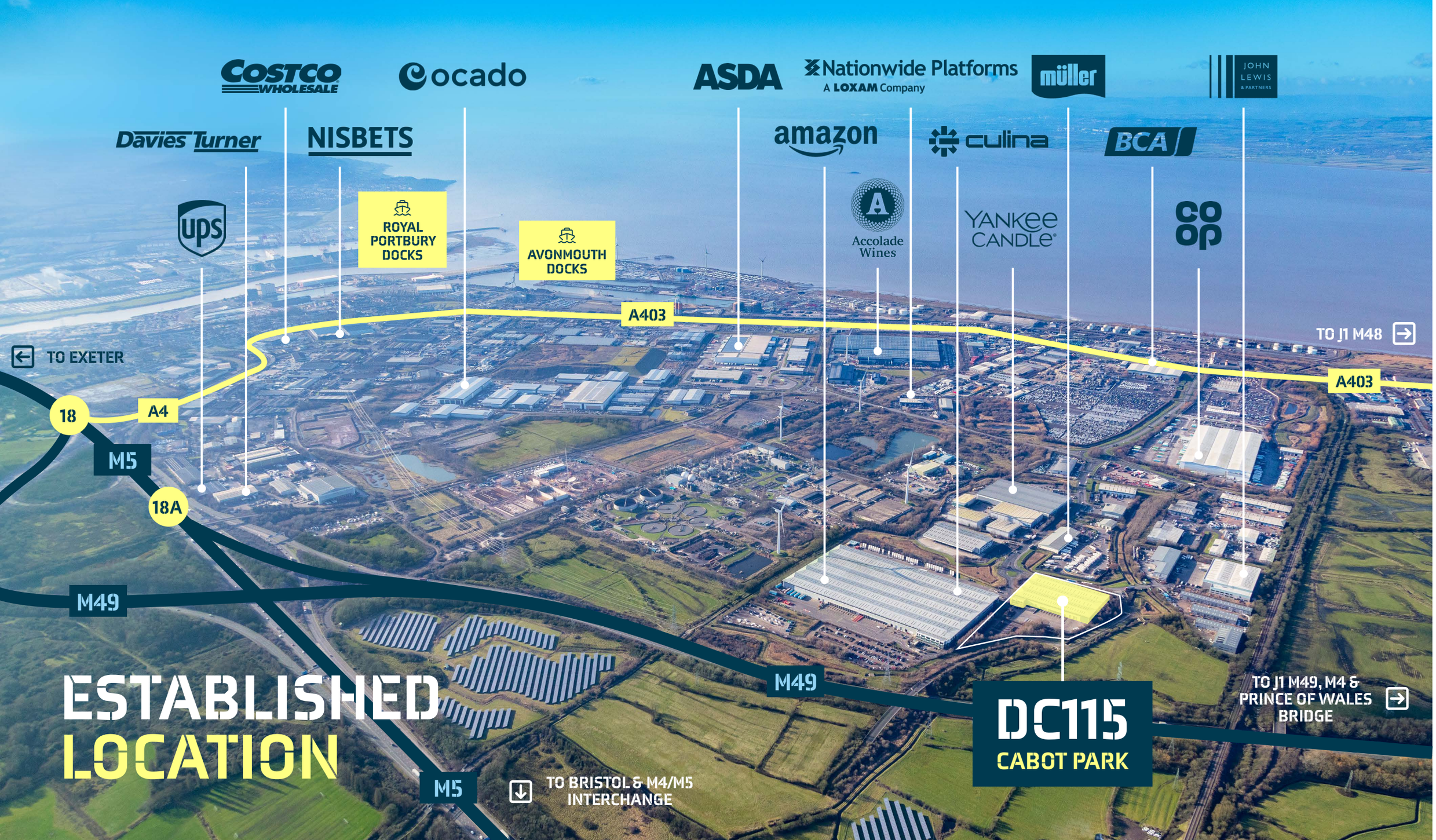
The refurbishment includes:

- 50kn/M2 Floor Loading
- 10.27m Clear Internal Height
- 64m maximum Yard Depth
- 114 Car Parking Spaces
- 10 Dock Level Doors
- 4 Level Access Loading Doors
- 32 HGV/Trailer Parking Spaces
- 2 Storey High Quality Offices
- Full Rooflight Replacement
- EV Charging to CPS
- Full Air Conditioning to Offices
- 1 MVA Power from Grid 220 kVA from PV



ACCOMMODATION	SQ FT	SQ M
Warehouse	105,289	9,781.71
Ground Floor Office	5,749	534.12
First Floor Office	5,278	490.35
TOTAL	**116,316**	**10,806.18**

Gross Internal Areas


COSTCO WHOLESALE
ocado
ASDA
Nationwide Platforms
A LOXAM Company
müller
JOHN LEWIS & PARTNERS
Davies Turner
NISBETS
amazon
culina
BCA
ups
ROYAL PORTBURY DOCKS
AVONMOUTH DOCKS
Accolade Wines
YANKEE CANDLE
co op
A403
TO EXETER
18
A4
M5
18A
M49
TO J1 M48
A403
ESTABLISHED
LOCATION
M5
TO BRISTOL & M4/M5 INTERCHANGE
M49
DC115
CABOT PARK
TO J1 M49, M4 & PRINCE OF WALES BRIDGE

NATIONAL CONNECTIONS

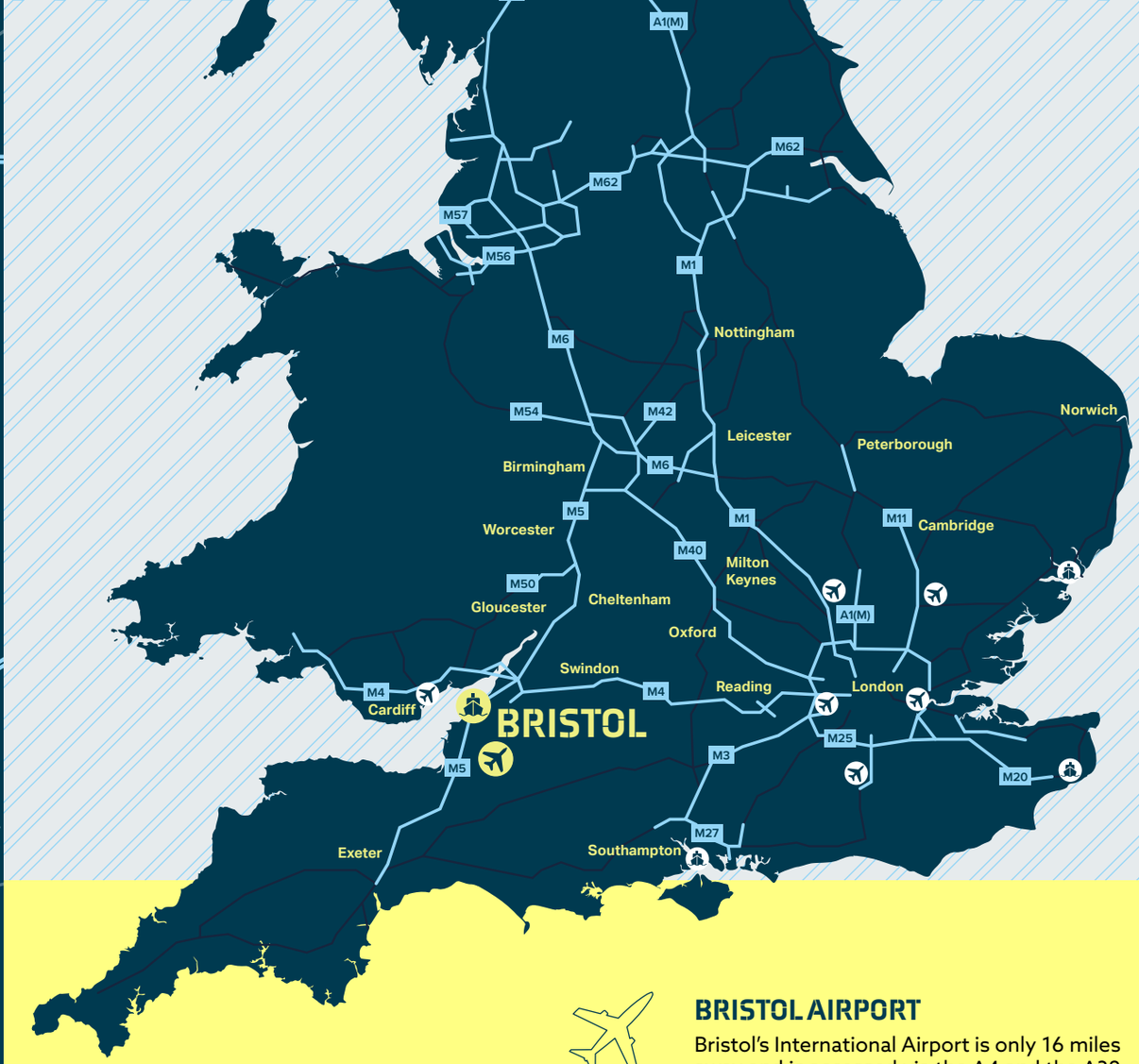
JUNCTION 18/18A M5
2 MILES TO THE SOUTH

JUNCTION 1 M49
4.5 MILES TO THE NORTH

M4/M5 INTERCHANGE
10 MILES TO THE NORTH



SAT NAV: BS11 0YH



DC115

Providing access to the rest of the national motorway network

BRISTOL AIRPORT

Bristol's International Airport is only 16 miles away and is accessed via the A4 and the A38.

DOCKS

Avonmouth Docks is adjacent to Cabot Park and Portbury Docks are also nearby.



DC115
CABOT PARK

SERVICES
We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity.

EPC
EPC rating A (4)

TERMS
The unit is available on a new FRI lease for a term to be agreed.

RENT
Upon application.

VAT
All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS
Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI MONEY LAUNDERING
The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

FURTHER INFORMATION
For further information and to arrange a viewing, please contact the joint agents.

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