

unit 4

MORE + CENTRAL PARK J1 M49 BRISTOL BS35 4EL



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

AVAILABLE NOW

- 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

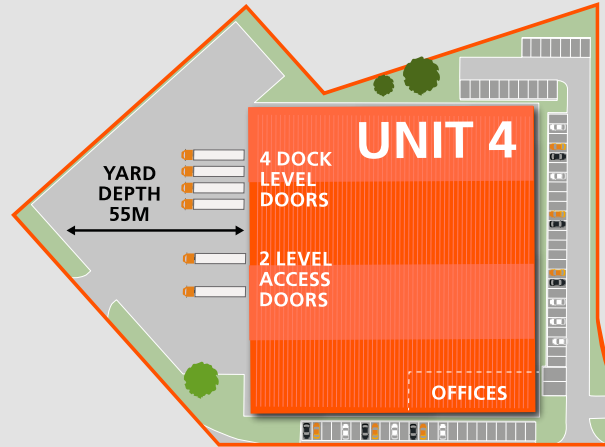
Local occupiers include:



BRISTOL

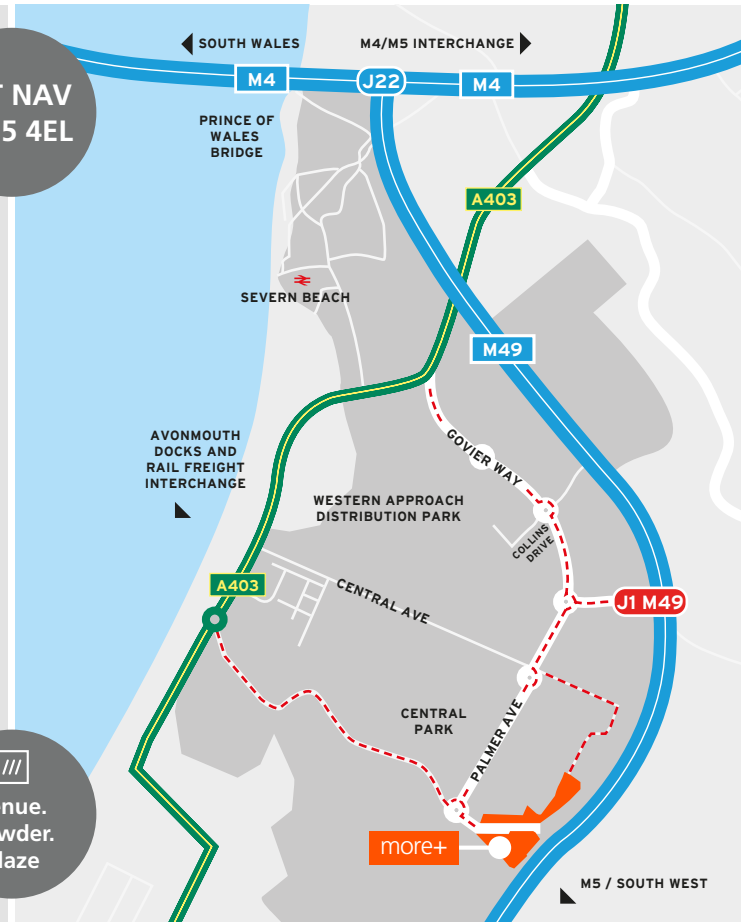
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SAT NAV
BS35 4EL

venue.
powder.
blaze



ACCOMMODATION

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

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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