

# unit 7

MORE + ■ CENTRAL PARK ■ J1 M49 ■ BRISTOL ■ BS35 4EL

CANMOOR



## Brand New Industrial/Distribution Unit 94,641 sq ft (8,792.5 sq m) **TO LET**

### AVAILABLE NOW

- Detached secure unit
- Fully fitted office (first floor)
- Dock and level access loading doors
- 50kN/m2 floor loading capacity
- 62.5m & 38m self-contained, secure service yard
- Within 0.5 miles from M49 Junction 1
- High profile to M49
- 12m eaves height
- 76 car parking spaces

Local occupiers include:



# BRISTOL

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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

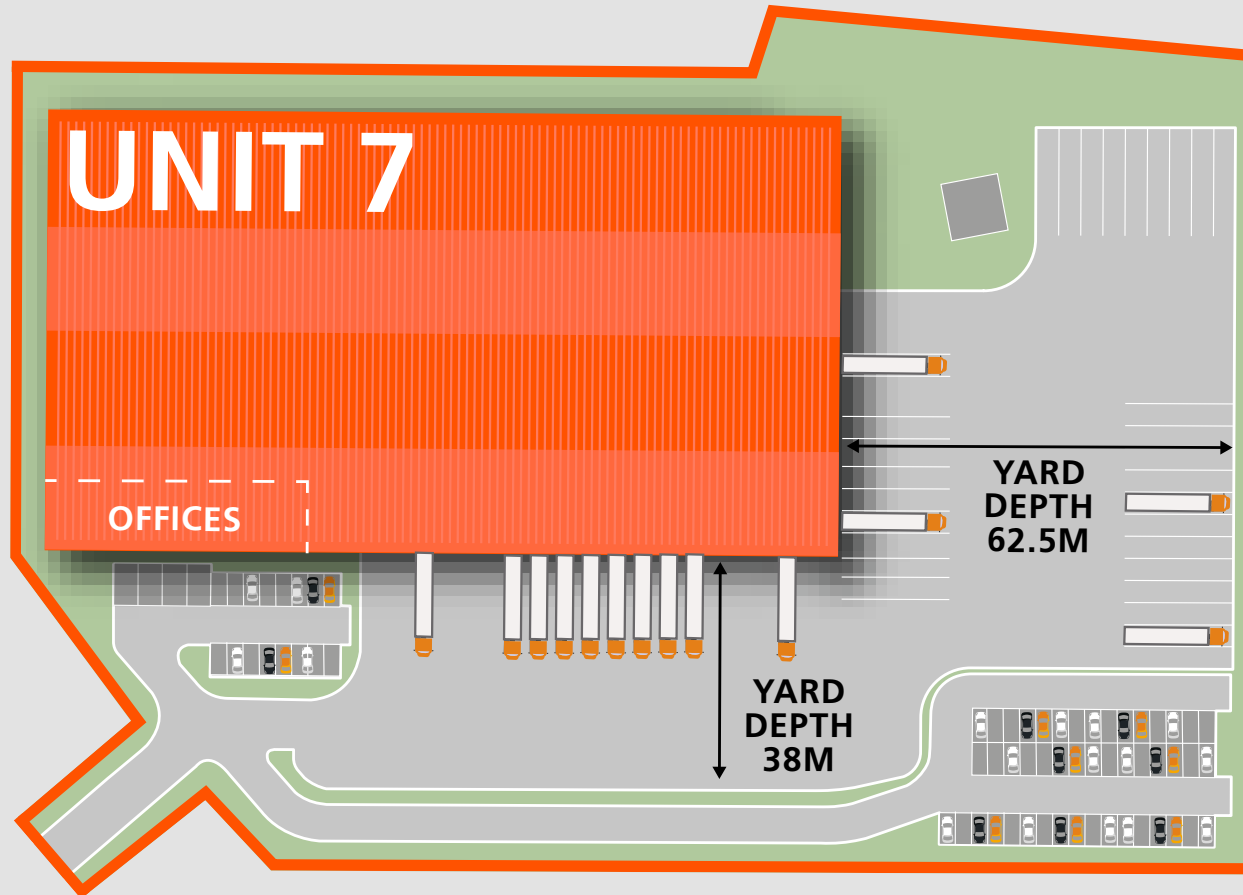


3 drive-thru services













25 million people use the Severn Crossings a year

# BRISTOL



**More+** is a total of 35 acres, with 6 new units recently completed and available for immediate occupation. The masterplan shows the 6 completed buildings ranging in size from 20,291 sq ft to 94,641 sq ft suitable for industrial/distribution uses.

-  24 HGV Parking Spaces
-  Fitted Office
-  Fully Secured Service Yard
-  500 kVA
-  8 Dock Level Doors
-  50kN/m<sup>2</sup> Floor Loading
-  12m Eaves Height
-  76 Car Parking Spaces
-  62.5m & 38m Yard Depth
-  2 Level Access Doors

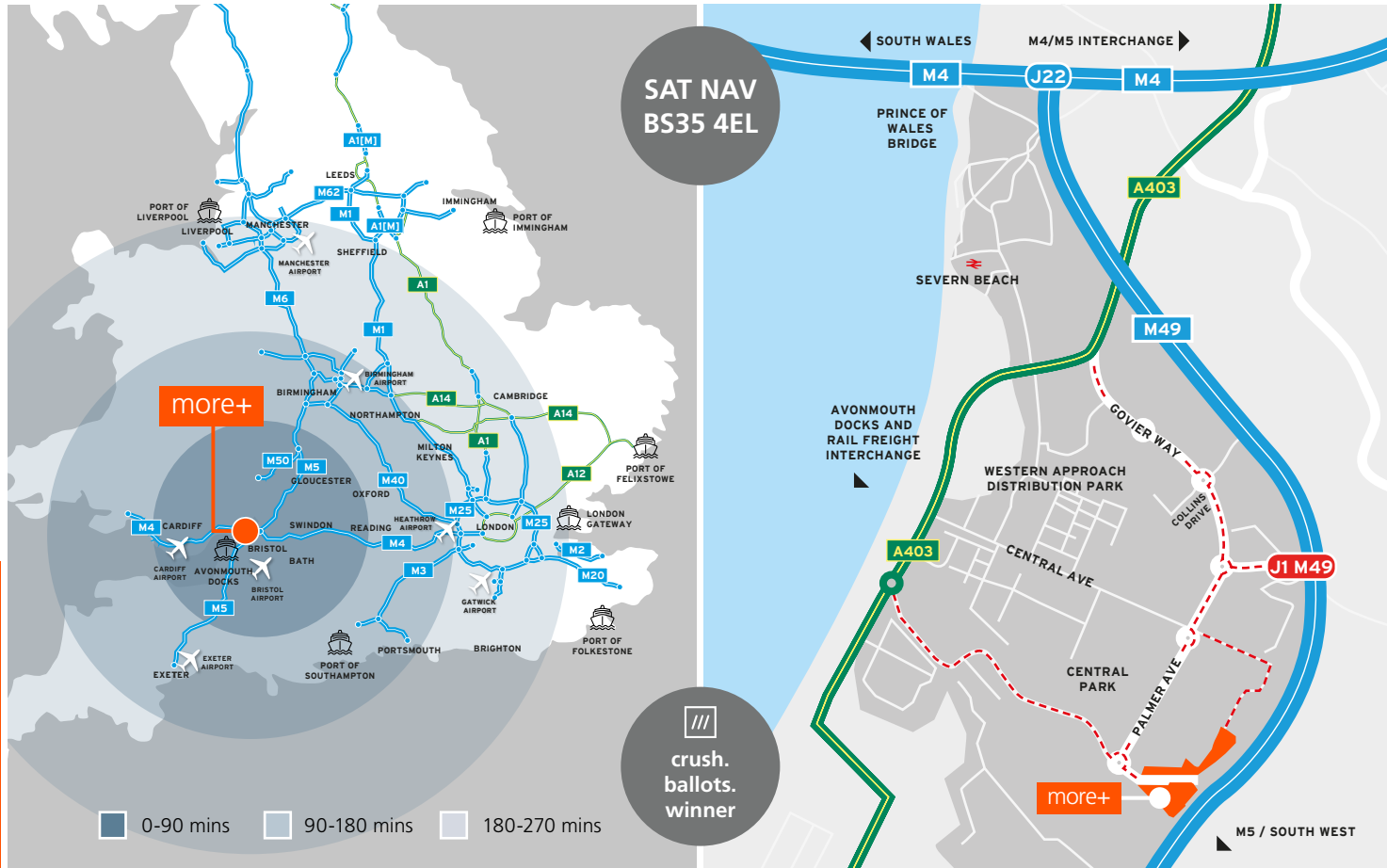
### ACCOMMODATION

UNIT 7	SQ FT	SQ M
Ground Floor	90,140	8,374.3
First Floor Office	4,501	418.2
<b>Total GIA</b>	<b>94,641</b>	<b>8,792.5</b>

Site Area – 7 acres (31% site coverage)

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## 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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