

WESTERN 105

WESTERN APPROACH • BRISTOL • BS35 4GG

TO LET/FOR SALE

105,500 sq ft 9,801 sq m

B2/B8 OPPORTUNITY AVAILABLE AUGUST 2018



A BRAND NEW DISTRIBUTION WAREHOUSE/MANUFACTURING UNIT
ON THE SOUTH WEST'S PRIME DISTRIBUTION PARK

CGI of building under construction

western105-bristol.co.uk

HOME TO A NUMBER OF HOUSEHOLD NAMES

WESTERN 105



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Western Approach is the South West's prime distribution location, due to its strategic multi-modal connections with unrivalled road, rail and sea access.

It is now one of the main distribution locations in the UK as demonstrated by the calibre of occupier that the location has attracted, across over 4 million sq ft of development.

SCHEDULE OF ACCOMMODATION

Warehouse	98,800 sq ft	9,179 sq m
Ground floor office / core	1,400 sq ft	130 sq m
First floor offices	5,300 sq ft	492 sq m
Total area GIA	105,500 sq ft	9,801 sq m

Site area - 2.72 ha - 6.74 acres, Site coverage - 36.85%

SPECIFICATION

WAREHOUSE

- 8 Dock loading doors (2860mm wide x 3000mm high)
- 2 level access doors (4000mm wide x 4800mm high)
- 12m clear internal eaves height
- 50 KN/m² floor loading
- 500 KVA electricity supply
- 600 kW gas supply

OFFICES

- Raised access floors with recessed floor boxes
- Suspended ceilings with recessed lighting
- Kitchenette
- 10 person / 800kg passenger lift
- Comfort cooling / heating

EXTERNAL

- 76.5m maximum yard depth
- 24 HGV parking spaces
- 61 car parking spaces
- Potential for additional yard / car parking subject to planning
- Fully secured yard
- 2.4m fencing and gates
- Base for sprinkler tanks / pump house
- Ducting for future CCTV security system

IMPROVING CONNECTIVITY

In addition to the existing M4/M5 motorway links, Highways England has committed to the construction of a new M49 motorway junction servicing Western Approach, opening in 2018.

PLANNING

Full planning permission for Use Classes B2 (Manufacturing) and B8 (Storage & Distribution) was granted by South Gloucestershire Council under planning reference PT17/2269/F



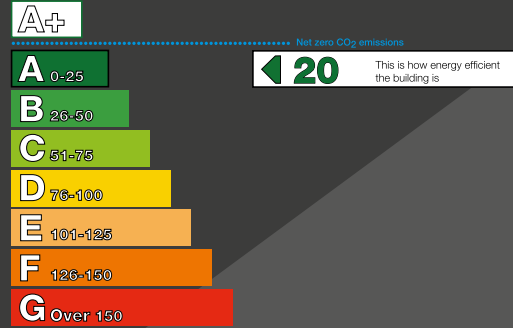
WESTERN 105

TENURE

Available freehold or leasehold on terms to be agreed

ENERGY PERFORMANCE CERTIFICATE

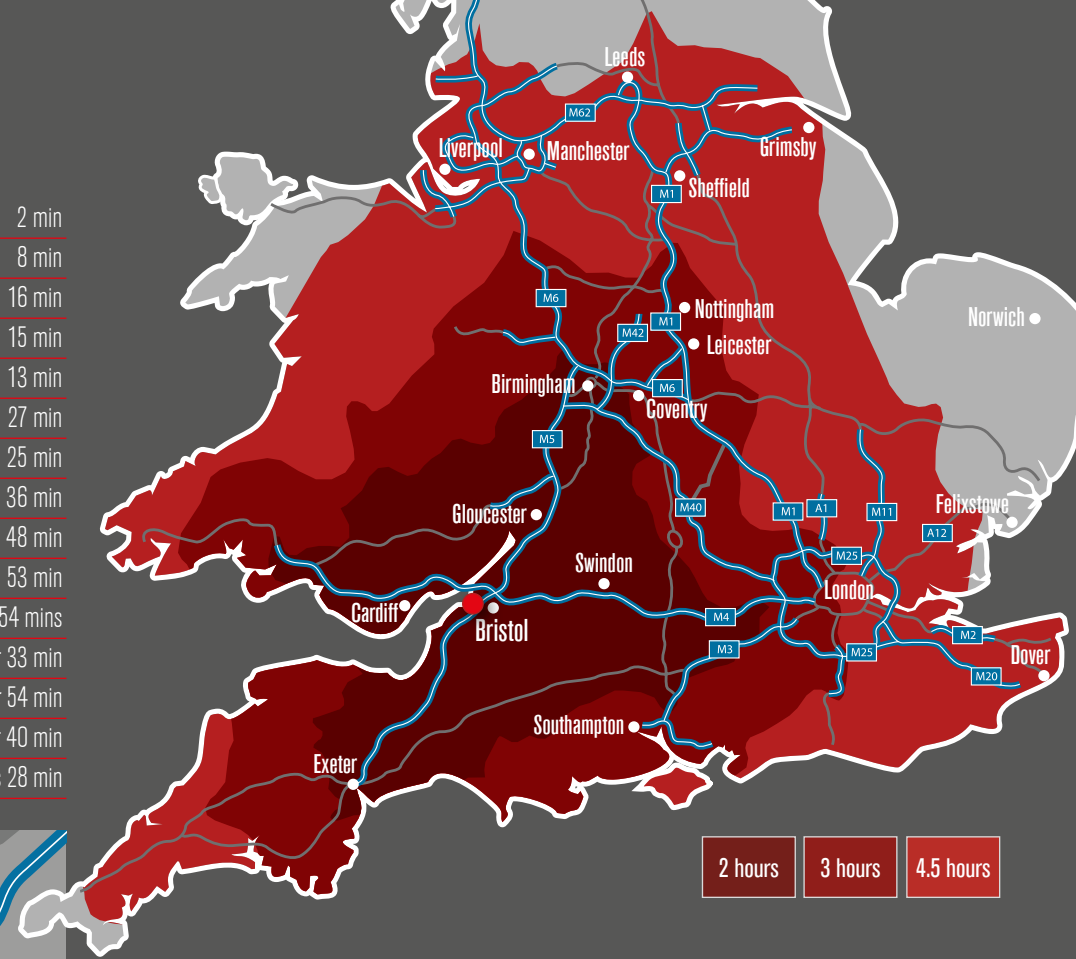
More energy efficient



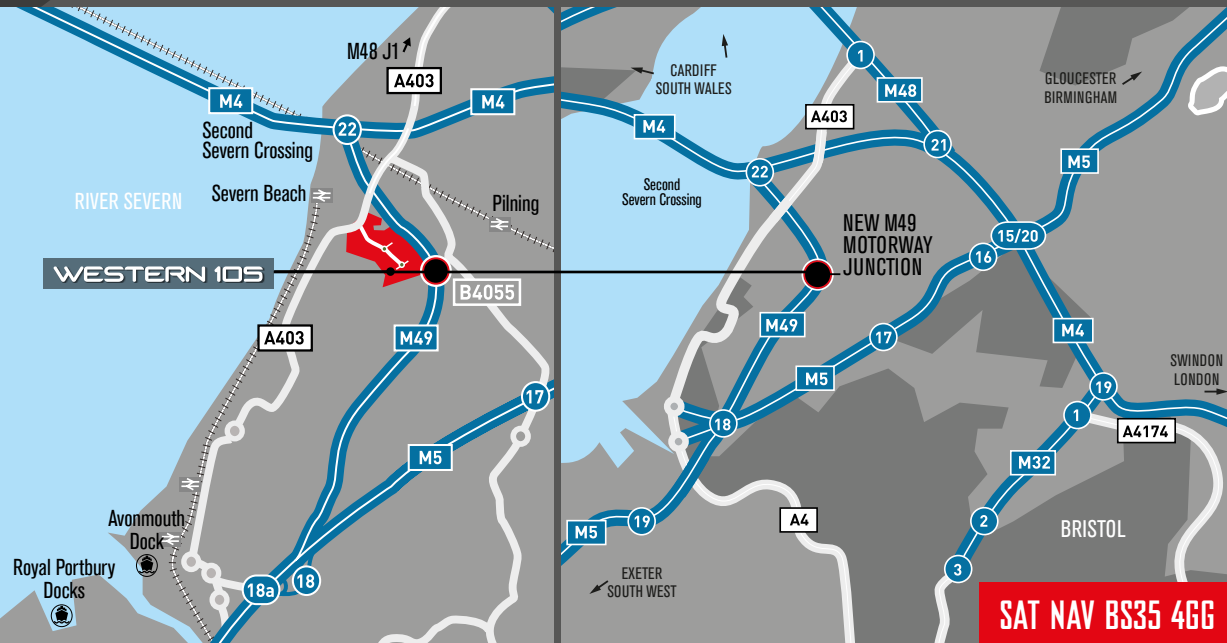
Typical pre-development assessment

DISTANCE AND HGV DRIVE TIME

Proposed new M49 Junction	0.8 miles	2 min
M48 J1	4.5 miles	8 min
M5 J18	6.3 miles	16 min
Avonmouth Docks	6.6 miles	15 min
M4/M5 Interchange	9.3 miles	13 min
Royal Portbury Dock	11.4 miles	27 min
Bristol City Centre	17.6 miles	25 min
Bristol Airport	17.6 miles	36 min
Gloucester	4.0 miles	48 min
Cardiff	37.2 miles	53 min
Swindon	46.4 miles	54 mins
Exeter	82.2 miles	1hr 33 min
Southampton	10.0 miles	1hr 54 min
Birmingham	97.8 miles	1hr 40 min
London	124.0 miles	2hrs 28 min



2 hours 3 hours 4.5 hours



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