

New Industrial / Distribution Units

13,762 - 126,000 sq ft

For Sale / To Let

+
more

South West Logistics Ltd



More+'s Premier Location

More+ Central Park forms part of the wider Central Park development, which extends to approximately 260 acres. The scheme will provide in excess of 556,000 sq ft of new industrial / distribution buildings, that are being speculatively built and delivered in phases.

More+ Central Park can also offer 'build to suit' opportunities for bespoke occupier requirements, with building heights up to 40m.

Development Bristol

900,
000

Population

The site is centred within a fast growing and prosperous city serving 900,000 people in a 30 minute drive.

Labour Costs



4%

The south west has 4% lower labour costs compared to the UK average.

ment In



Workforce

There is a **higher % of the population within a 30 minute drive time that are actively seeking employment, compared to the rest of the South West.**

Severn Crossings

Tolls on the Severn crossings linking England with Wales were abolished for all vehicles at the end of 2018. **Circa 25 million drivers a year currently use these crossings.**

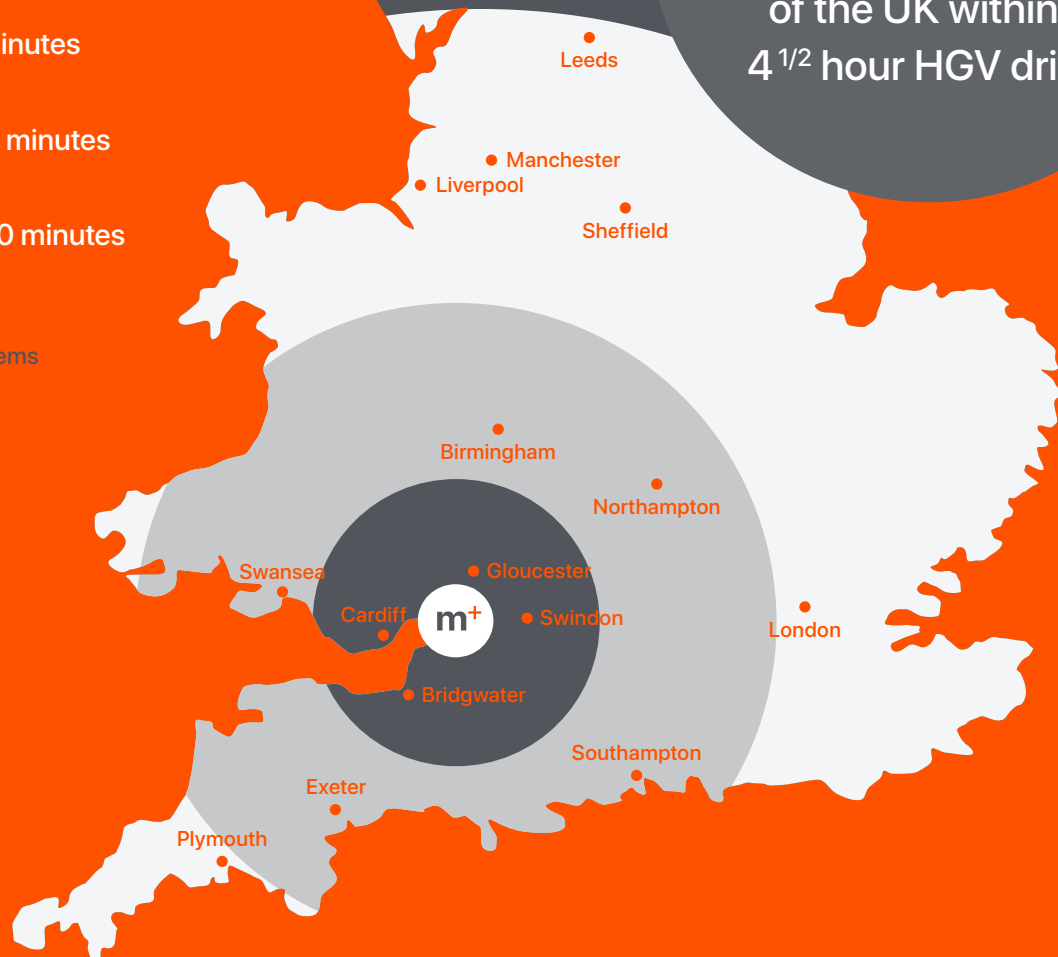


Multi-Mo Connecti

HGV Drive Times


















Source:
Mecator Geosystems

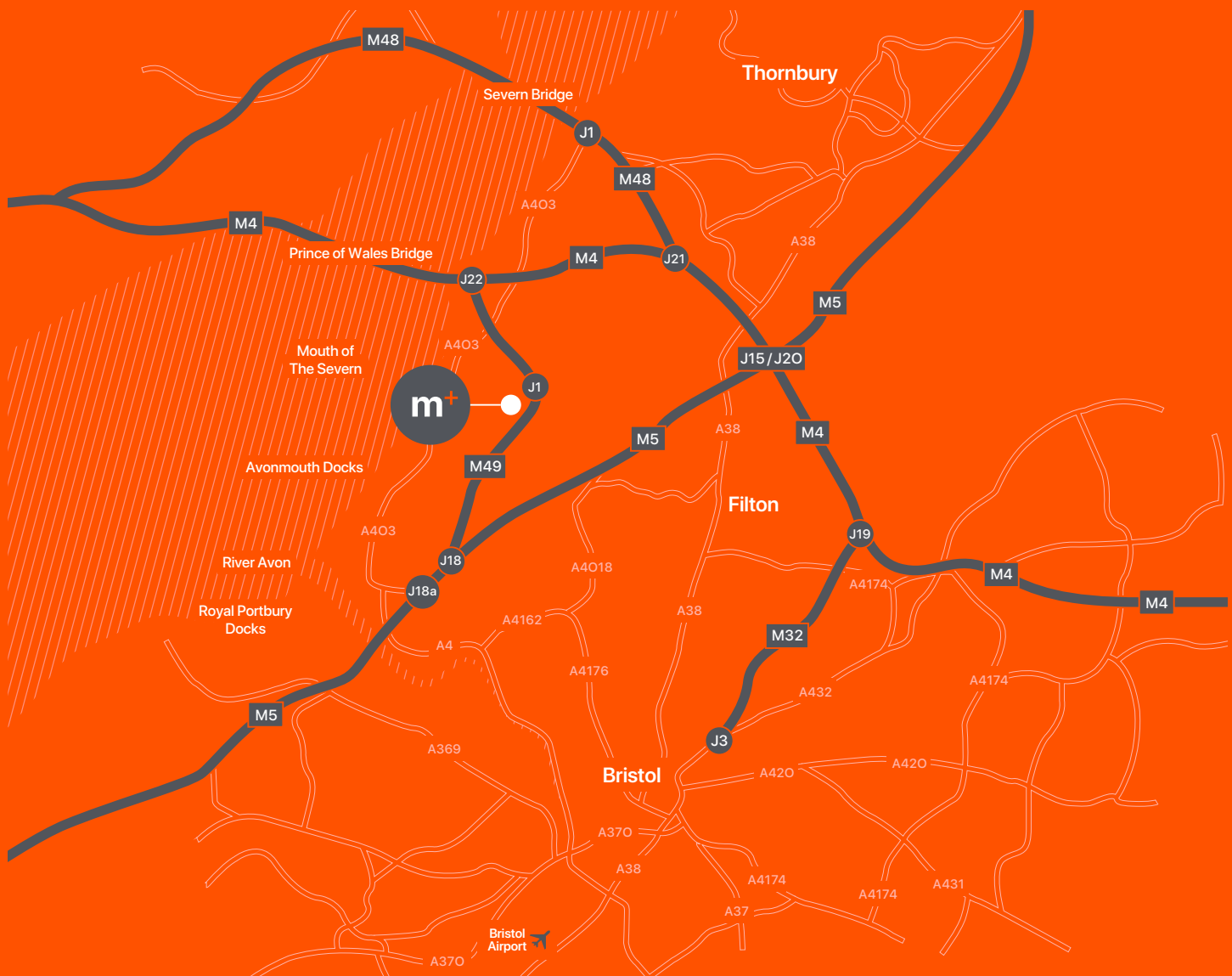


More+ Central Park
is at the heart of the
economic hub of the
South West with 85%
of the UK within a
4 1/2 hour HGV drive.

odal ions

A new development just 60 seconds to the M49 J1, with great roadside presence and immediate access to the national motorway network.

	M49 J1	0.5 miles
	M4 J22	2 miles
	M5 J18	3.4 miles
	Avonmouth Docks	4 miles
	Royal Portbury Docks	6 miles
	Bristol City Centre	8 miles
	Bristol Airport	16 miles
	Cardiff	37 miles
	Bridgwater	38 miles
	Gloucester	40 miles
	Swindon	45 miles
	Exeter	81 miles
	Birmingham	88 miles
	Port of Southampton	107 miles
	London	125 miles





Construction has begun..

M49 Junction 1

The brand new junction will complete in 2019. More+ Central Park is 0.5 miles from the proposed junction and 3.4 miles to the M5 J18 providing access to the national motorway network via the M4/M5 intersection.

Orbis
miles



The Company

Prince of Wales Bridge

M4

Warburtons

Steinhoff

Royal

The Range

Central Park boasts several national and international occupiers including The Range, DHL, Amazon, Lidl, Farmfoods, Davies Turner and CHEP.

More+ Central Park, is a significant 40 acre development creating a range of new detached industrial / distribution units that local, regional and national occupiers have indicated are in short supply.

Planning Consents

Central Park benefits from planning permissions granted in 1957 and 1958, which enable immediate development without the need for further detailed applications.

ny We Keep



Governer Bridge

Gregory Distribution

Tesco

M49

Next

Mail

UK Mail

DSGi

GKN

CHEP

Lidl

Farmfoods

Junction 1

Amazon

Davies Turner

M49

DHL

M5 & Bristol

more+

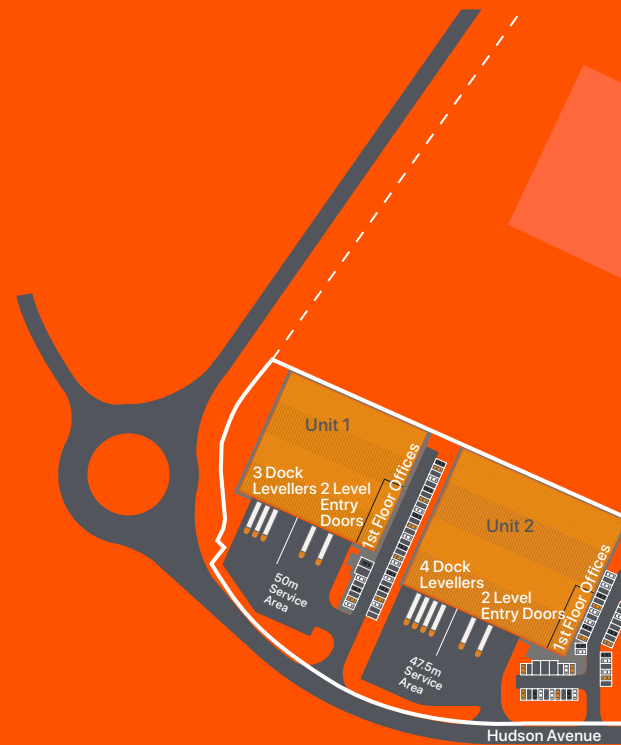
Grade A Specifica

More+ Central Park will provide the final industrial / distribution phase of the already highly successful 260 acre park. The scheme will comprise a selection of 11 buildings ranging from 13,762 sq ft to 126,000 sq ft suitable for industrial / distribution uses. The development will create hundreds of new jobs, with phase one now complete.

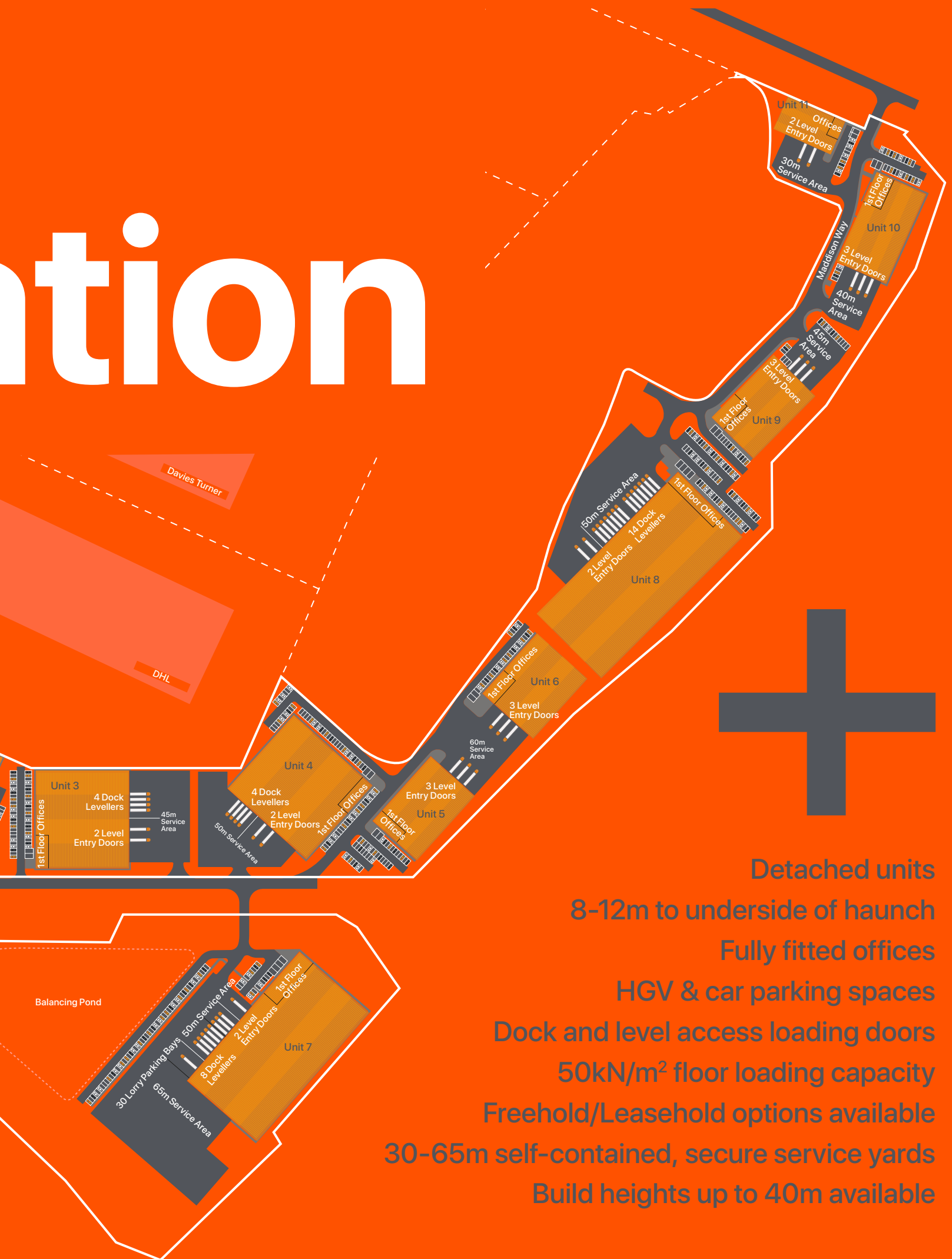
Schedule of Accommodation

All areas are gross internal

Unit	Warehouse (sq ft)	Offices (sq ft)	Total sq ft	Total sq m
1	39,227	2,600	41,827	3,886
2	53,633	2,592	56,225	5,224
3	52,525	2,500	55,025	5,112
4	60,200	3,000	63,200	5,871
5	29,000	2,000	31,000	2,880
6	31,200	2,000	33,200	3,084
7	90,000	4,500	94,500	8,779
8	103,000	5,000	108,000	10,034
9	29,514	2,103	31,617	2,937
10	30,845	2,117	32,962	3,062
11	12,489	1,273	13,762	1,278
Total Development			561,318	52,147



Attention



Detached units

8-12m to underside of haunch

Fully fitted offices

HGV & car parking spaces

Dock and level access loading doors

50kN/m² floor loading capacity

Freehold/Leasehold options available

30-65m self-contained, secure service yards

Build heights up to 40m available

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Space for more+