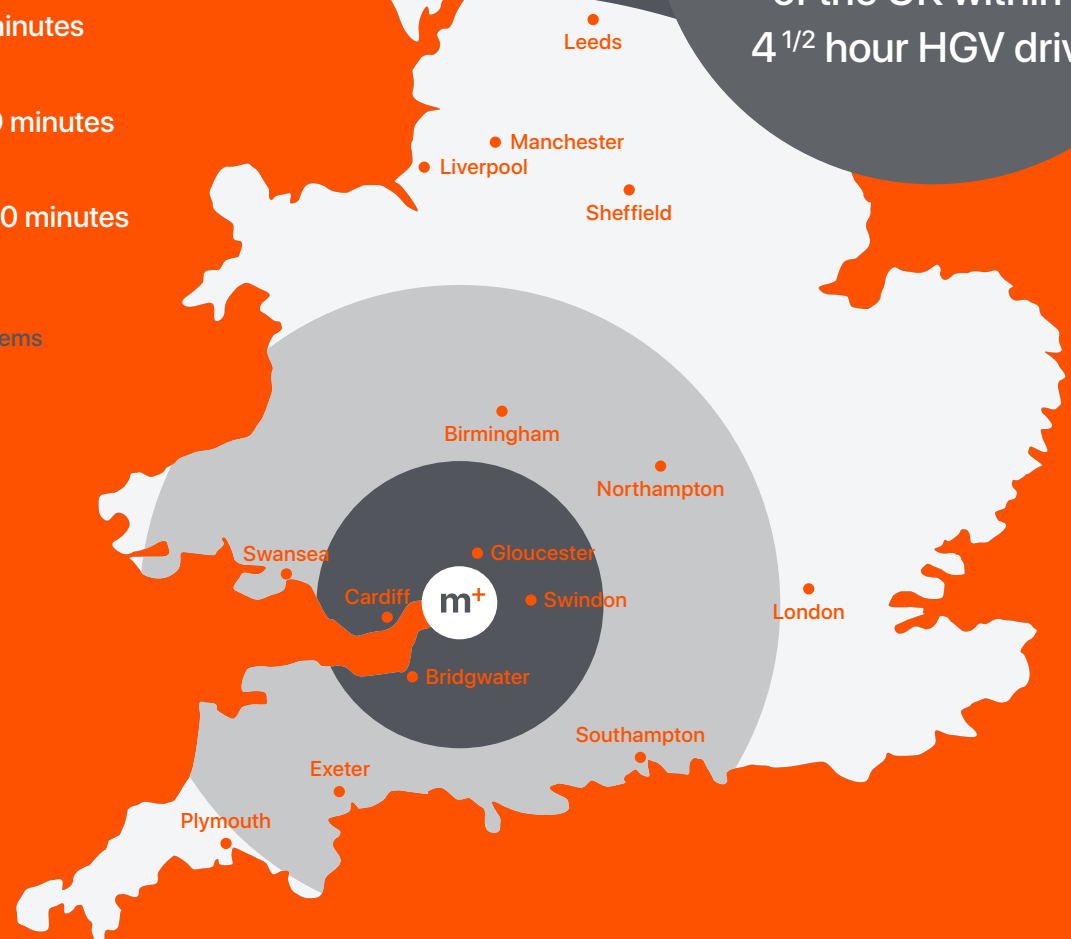


Multi-Modal Connections

HGV Drive Times

- 0-90 minutes
- 90-180 minutes
- 180-270 minutes

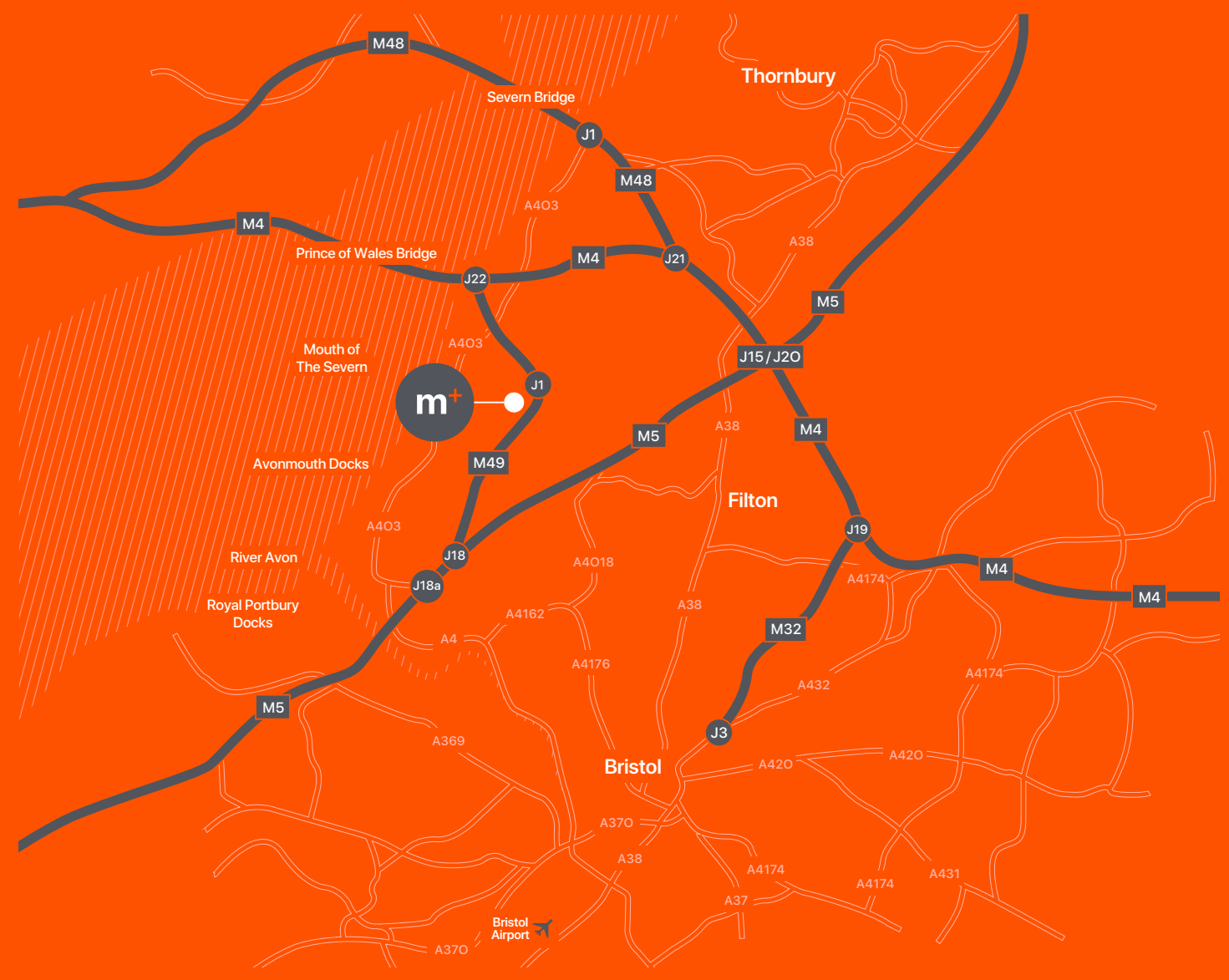
Source:
Mecator Geosystems



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.

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.

Oris Miles

Grade A Specification

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 13,200 sq ft to 106,500 sq ft suitable for industrial / distribution uses. The development will create hundreds of new jobs, with phase one construction set to complete in Q1 2019.

Schedule of Accommodation

All areas are gross internal

Unit	Warehouse (sq ft)	Offices (sq ft)	Total sq ft	Total sq m
1	40,500	2,500	43,000	3,995
2	52,700	2,500	55,200	5,128
3	51,975	2,500	54,475	5,061
4	59,000	2,500	61,500	5,714
5	29,000	2,000	31,000	2,880
6	30,000	2,000	32,000	2,973
7	92,000	4,500	96,500	8,965
8	101,500	5,000	106,500	9,894
9	28,900	2,000	30,900	2,871
10	30,200	2,000	32,200	2,992
11	12,000	1,200	13,200	1,226
Total Development			556,475	51,699



- 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+