



PRE-LET
NOW

To:
M48 M5

Computer generated image

Bristol Distribution Centre

BS35 4GG

Buildings from 40,646 SF (3,776 SQ M) up to 99,333 SF (9,228 SQ M) on 6.15 acres (2.49 ha)

Bristol Distribution Centre

BS35 4GG

The most significant
distribution park in
the South West region



Up to 99,333 SF build-to-suit opportunities available

The Site. Bristol Distribution Centre comprises 143 acres of development land within a managed environment. The total outline planning consent is for 2.35 million SF of warehouse accommodation.

The park is widely accepted by institutions and occupiers as Bristol's premier location for logistics businesses serving the South West, South Wales and The Midlands.

- Planning consent in place
- No height or operating hours restrictions
- Direct access to 80% of the UK population in 4.5 hours
- Build-to-suit opportunities available

Labour Profile

Source: CACI and census data

HGV Isochrone Statistics	2 hours	3 hours	4.5 hours
Population of working age	9.2 m	23.3 m	46.9 m
Average expenditure per person per annum (9,798 national average)	£9,297	£9,992	£9,931

Labour Market Statistics (within 30 minutes drive time)	Absolute Number	As a percentage of Working Age
Total low skilled	34,665	18%
Total working age	193,935	100%
Total unemployed (5.3% national average)	5,002	3.7%



HGV Drive Times

- 2 hours
- 3 hours
- 4.5 hours

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OPTION 1
99,333 SF
(9,228 SQ M)

Indicative Scheme layout

Shown in detail are indicative plans and specifications.
Exact requirements can be incorporated into the building design.

Plot 6000

WAREHOUSE	94,166 SF	(8,748 SQ M)
OFFICES (2 level)	5,167 SF	(480 SQ M)
TOTAL GIA (approx.)	99,333 SF	(9,228 SQ M)

Specification

- 57 car spaces (incl. 3 disabled)
- 16 HGV spaces (excl. loading areas)
- 12 m haunch height
- 8 dock doors
- 2 level access doors

Subject to planning



Up to 99,333 SF build-to-suit opportunities available

OPTION 2 Sites available from 40,646 to 50,893 SF

Build-to-suit options

Option 2 – Site 6040 50,893 SF
(4,728 SQ M)

WAREHOUSE	46,760 SF	(4,344 SQ M)
OFFICES (2 level)	4,133 SF	(384 SQ M)
TOTAL GIA (approx.)	50,893 SF	(4,728 SQ M)

Specification

- 33 car spaces (incl. 3 disabled)
- 10 m haunch height
- 10 HGV spaces (excl. loading areas)
- 4 level access doors

Option 2 – Site 6050 40,646 SF
(3,776 SQ M)

WAREHOUSE	37,201 SF	(3,456 SQ M)
OFFICES (2 level)	3,445 SF	(320 SQ M)
TOTAL GIA (approx.)	40,646 SF	(3,776 SQ M)

Specification

- 33 car spaces (incl. 3 disabled)
- 10 m haunch height
- 7 HGV spaces (excl. loading areas)
- 4 level access doors



Access

Road Located between the M48 (J1) and the M5 (J18) motorways, with frontage close to the proposed new junction on the M49, Bristol Distribution Centre offers direct access to the UK's extensive motorway network. Approximately 80% (46 million) of the UK population is within a 4.5 hour drive-time, and 26% (14.9 million) within two hours.

Rail London can be reached from Bristol's two Intercity stations, Parkway and Temple Meads, in 1 hour 30 minutes.

Air Bristol International Airport lies to the south of the city, and has regular flights to principal UK cities, mainland Europe and New York.

Sea Bristol's Avonmouth and Royal Portbury Docks are located within six miles.





Our Sustainability

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

IDI Gazeley is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

IDI Gazeley's developments restore and enhance the natural systems of our sites, and provide qualitative improvements for the communities within which we work.

Our actions and decisions are open and encourage informed collaboration with our customers.

It is our belief that environmentally responsible development is assisted by knowledgeable stakeholders, a sharing of learning and opportunity for review and reassessment.

IDI Gazeley's buildings:

- ▶ Are more cost effective to operate and to maintain
- ▶ Reduce energy usage
- ▶ Reduce water usage
- ▶ Optimise the use of natural light
- ▶ Use recycled and recyclable materials
- ▶ Already exceed regulatory requirements and will continue to do so
- ▶ Are the best in class for sustainability



IDI Gazeley

IDI Gazeley is one of the world's leading investors and developers of logistics warehouses and distribution parks with 60 million square feet of premier assets under management and additional prime land sites to develop another 45 million square feet of distribution facilities near major markets and transport routes in North America, Europe and China.

For more information, please visit our website at www.idigazeley.com



SatNav



Travel distances

M5 Junction 18	3 miles
M48 Junction 1	3 miles
Avonmouth Docks	4 miles
M4/M5 Interchange	8 miles
Royal Portbury Dock	11 miles
Bristol City Centre	18 miles
Bristol Airport	19 miles
Southampton	76 miles
Exeter	82 miles
Portsmouth	97 miles
Birmingham	113 miles
London	120 miles
Manchester	172 miles
Dover	206 miles



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Terms

Available leasehold – details upon application. Please contact the agents for a detailed proposal.

IDI Gazeley