

PRIME. UNIQUE. CONNECTED.

DESIGN AND BUILD OPPORTUNITIES
UP TO 1,300,000 SQ FT

MOUNTPARK BRISTOL XL
SEVERN ROAD / CENTRAL AVENUE,
BRISTOL, BS10 7ZE





Mountpark Bristol XL is a new industrial / logistics development situated at the gateway to the south west - Avonmouth in Bristol.

The scheme has three fundamental benefits:



PRIME.

The site is situated in a prime distribution location, adjacent to the established Central Park area of Avonmouth, 10 miles to the north west of Bristol City Centre.



UNIQUE.

The proposed scheme can accommodate a single unit of over 1,000,000 sq ft, which is unique for the area.



CONNECTED.

The scheme is strategically located for local and national distribution via the M49, M4 and M5 motorways. Accessibility will be further improved in 2019 with the opening of a new junction on the M49 motorway, within 1 mile of the site.

CONNECTED.

Strategically located, offering both connectivity and accessibility, Mountpark Bristol XL has the potential to deliver significant supply chain efficiencies for logistics operators.

As demonstrated by the number of major companies that have invested in the area, such as Amazon, The Range, Lidl, DHL, and Davies Turner. Avonmouth Severnside has quickly established itself as the premier location for logistics / warehouse occupiers.

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1
MILE TO NEW M49 JUNCTION



5
MILES TO BRISTOL ROYAL EDWARD AND ROYAL PORTBURY DOCKS
- 

7
MILES TO M4 / M5 MOTORWAY INTERCHANGE



20
MILES TO BRISTOL AIRPORT
- 

20
MINUTES TO AVONMOUTH RAIL FREIGHT TERMINAL



90
MINUTES TO LONDON VIA BRISTOL PARKWAY RAIL STATION



ABUNDANT.

Bristol is the economic hub of the south west region with excellent labour availability, education resources, and connectivity. Outside of London, the west of England has the largest proportion of highly qualified workers in the UK.



FLEXIBLE.

Mountpark Bristol XL benefits from two detailed planning consents, which enables the site to accommodate units from 172,000 to 882,000 sq ft. The scheme can hold a single unit of over 1,000,000 sq ft.



UNRIVALLED.

Mountpark Bristol XL is the premier industrial / logistics scheme in the south west, providing the next generation of warehouse accommodation finished to an unrivalled specification. Power provision is 5.3 MVA.

SPECIFICATION.

2 UNITS	UNIT	WAREHOUSE (SQ FT)	OFFICES (SQ FT)	TOTAL (SQ FT)	Yard depth (m)	Clear haunch height (m)	Level access doors	Dock levellers	50 kN / m ² floor loading	10% rooflights	BREEAM 'Very Good' rating	Cat A office fit-out	Secure yards	Landscaped environment
					50	16.35	4	26	✓	✓	✓	✓	✓	x2
	1	391,500	14,500	406,000	50	16.35	4	26	✓	✓	✓	✓	✓	✓
	2	852,000	30,000	882,000	50	16.35	11	120	✓	✓	✓	✓	x2	✓

Find out more at:
MOUNTPARK.COM/BRISTOLXL

All sizes are indicative and measured on a gross internal area.

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Mountpark Bristol XL is a development by Mountpark Logistics EU Sarl, the European Logistics Development Company owned by:



Development partner:



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