

# unit 6

MORE + ■ CENTRAL PARK ■ J1 M49 ■ BRISTOL ■ BS35 4EL



MARKET LEADING ESG CREDENTIALS



## Brand New Industrial / Distribution Unit 47,745 sq ft (4,435.6 sq m) **TO LET**

- Detached unit
- Fully fitted office (first floor)
- Dock and level access loading doors
- 50kN/m2 floor loading capacity
- 45m self-contained, secure service yard
- Within 0.5 miles from M49 Junction 1
- High profile to M49
- 10m eaves height
- 29 car parking spaces
- EPC rating A
- Up to 30% of total roof area can be covered with PV's
- Electric vehicle (EV) charging ready

Local occupiers include:



# BRISTOL

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Toll free access for all vehicles across Severn bridges



Brand new Junction 1 M49 reducing drive time significantly



South West Labour rates 4% lower than the national average



C.20,000 people in the LEP area are unemployed and actively seeking work



C.900,000 people within a 30 minute drive of Central Park



81 bed hotel nearby



3 drive-thru services nearby



25 million people use the Severn Crossings a year

# BRISTOL

**HIGH QUALITY  
LANDSCAPED  
ENVIRONMENT**



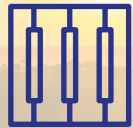
**EPC A RATING**



**BREEAM  
IN USE  
VERY GOOD**

**SUSTAINABILITY**

**More+** has been constructed to a market leading standard in ESG. It already benefits from numerous environmentally conscious features, including cycle shelters and enhanced ecology and landscaping. This in turn will enable the occupier to continue working in a more sustainable way.



**NATURAL LIGHT**

10% TRANSLUCENT ROOF PANELS ACROSS THE ENTIRE WAREHOUSE AREA, PROVIDING PLENTY OF NATURAL LIGHT



**ELECTRIC VEHICLE (EV)  
CHARGING  
READY**



**CYCLE  
PARKING**

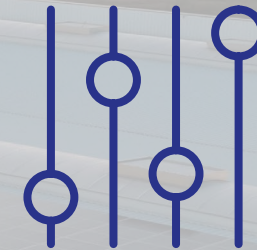
**LOW VOC  
/ ORGANIC  
PAINTS**



**LOW  
ENERGY  
LIFTS**



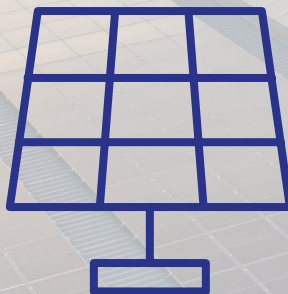
**REFRESHMENT  
PODS**



**SMART  
METERING**

**PHOTO-VOLTAIC  
(PV) PANELS**

UP TO 30% OF TOTAL ROOF AREA CAN BE COVERED WITH PV'S GENERATING ENOUGH ENERGY TO POWER THE OFFICES AND EV CHARGING



**ENERGY EFFICIENT LIGHTING**

ENERGY EFFICIENT LED LIGHTING IN THE OFFICES IS PROVIDED HELPING YOU REDUCE ENERGY CONSUMPTION BY UP TO 75%

**ENERGY EFFICIENT  
HEATING & COOLING**

VARIABLE REFRIGERANT (VRF) HEATING AND COOLING SYSTEM WITH INTERNAL CEILING CONCEALED FAN COILS UNITS TO THE OFFICE ACCOMMODATION.

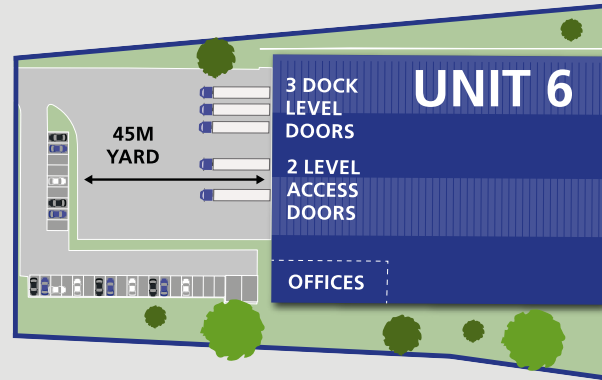


**ACOUSTIC  
CONTROL**



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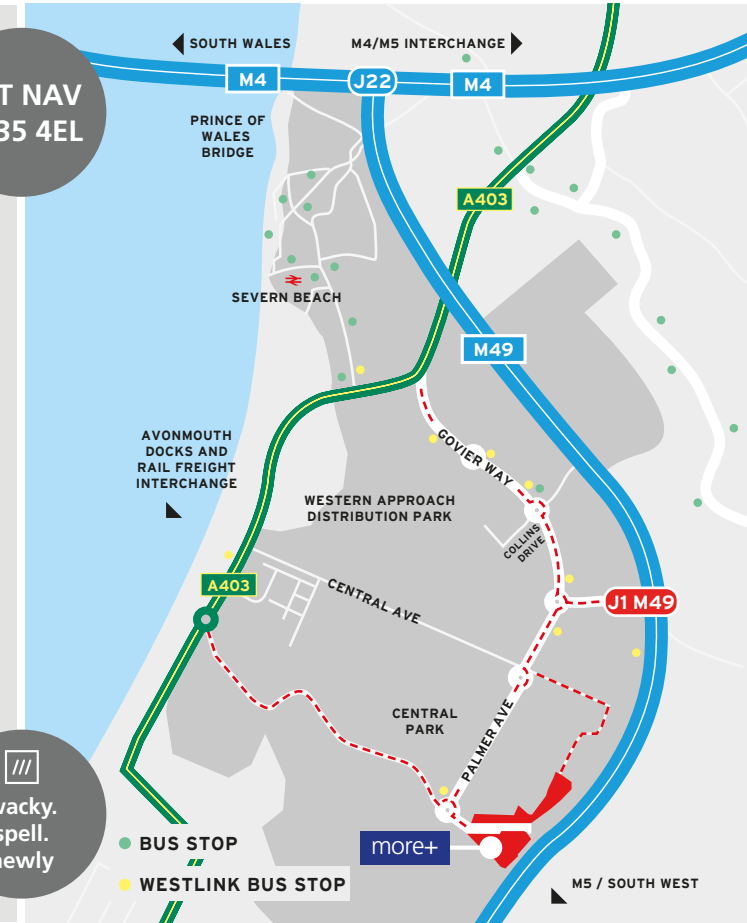
## ACCOMMODATION

UNIT 6	SQ FT	SQ M
Ground Floor	45,112	4,191.0
First Floor Office	2,633	244.6
<b>Total</b>	<b>47,745</b>	<b>4,435.6</b>

Approximate Gross Internal Areas

SAT NAV  
BS35 4EL

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spell.  
newly



Detached Unit



Fitted Office



250 kVA



3 Dock Level Doors



50kN/m2 Floor Loading



10m Eaves Height



45m Yard Depth



29 Car Parking Spaces



2 Level Access Doors

## FURTHER INFORMATION

Further information is available on request through the joint sole agents.



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