

CENTRAL APPROACH

WESTERN APPROACH, J1 M49, BRISTOL, BS35 4GG



**NOW AVAILABLE FOR
IMMEDIATE OCCUPATION**

**TO LET/
FOR SALE**



113,573 SQ FT
(10,551 SQ M)

**NEW DISTRIBUTION
INDUSTRIAL UNIT**

WWW.CENTRALAPPROACH.CO.UK

TD TREBOR
DEVELOPMENTS

HILLWOOD
A PEROT COMPANY®

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PRIME LOGISTICS LOCATION

Central Approach is situated in the South West's premier logistics location and it is host to several national and international occupiers. The site is located between Junction 1 of the M48 and Junction 18 of the M5. This well-established distribution and manufacturing park benefits from fast and easy access to the M4 and M5 motorways.

NEW JUNCTION

When works to connect Junction 1 on the M49 are completed, this will deliver direct access into Central Park and Western Approach. This in turn will provide for a faster route onto the national motorway network. Central Approach is within 1 mile and a 3 minute drive of the new junction.

PLANNING

The site is suitable for B1(c), B2, B8 and E(g) iii uses.

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BUILDING VIDEO

CENTRAL APPROACH

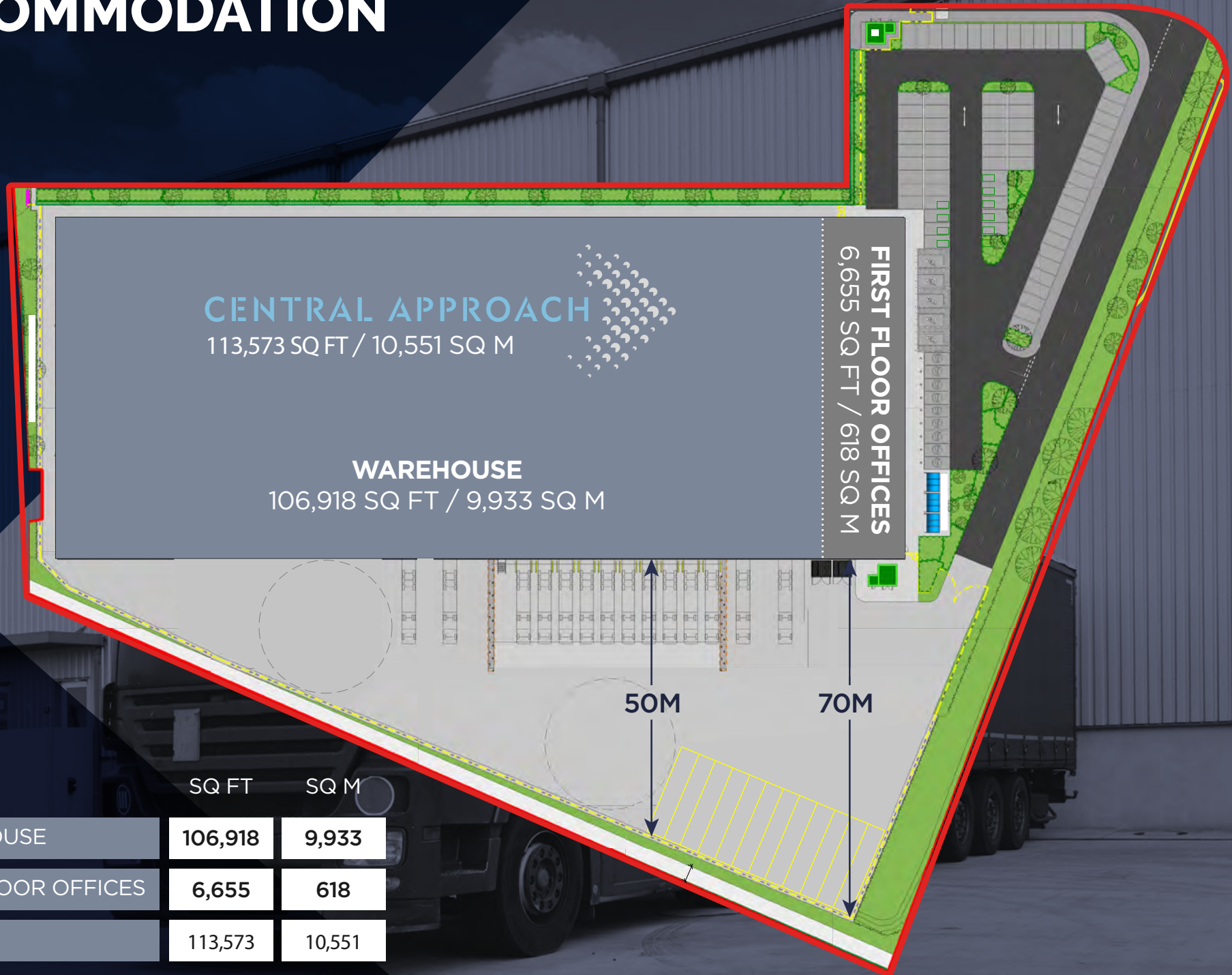
THE SCHEME

CENTRAL APPROACH
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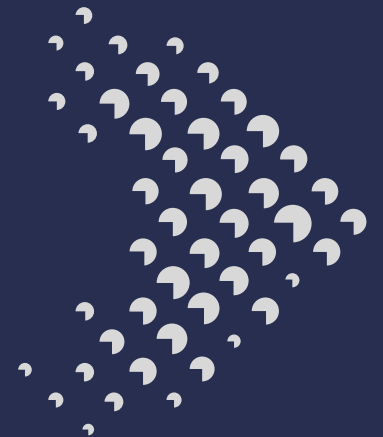
OXFORD
INSTRUMENTS



ACCOMMODATION



	SQ FT	SQ M
WAREHOUSE	106,918	9,933
FIRST FLOOR OFFICES	6,655	618
TOTAL GIA	113,573	10,551



SPECIFICATION



12m eaves height



50 kn/m² floor loading



1 MVA power supply



10 dock level (including 2 euro-docks) and 4 surface level loading doors



Secure self-contained yard with 50-70m depth



15 marked HGV parking spaces (potential to accommodate up to 41 trailer spaces)



Fitted first floor office accommodation



Fibre connectivity



24 cycle spaces and shower facilities



89 car parking spaces including 9 EV charging spaces with ducting for an additional 9



High quality landscaped environment



Energy Performance rating A-15

CONNECTIVITY

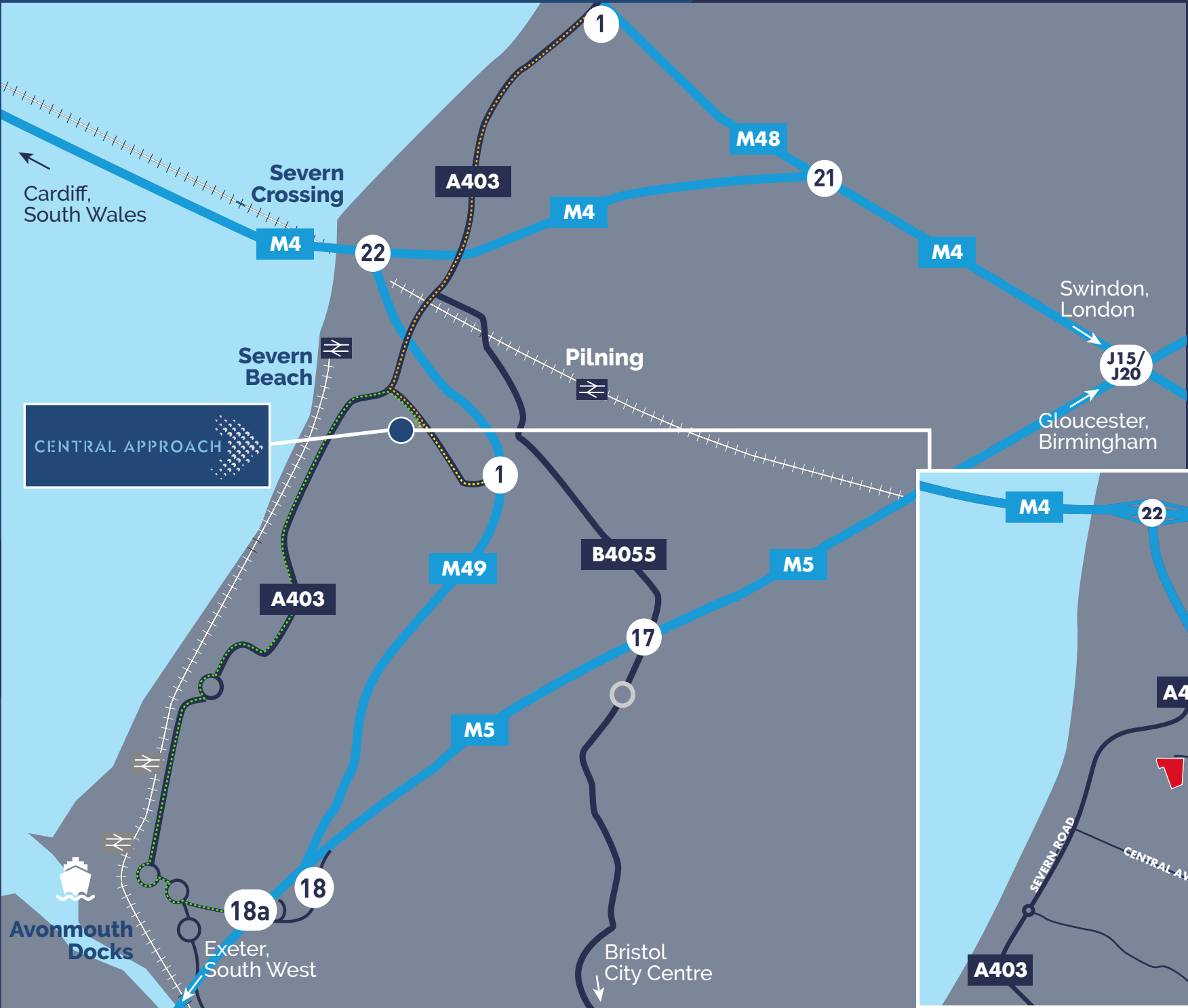
DRIVE TIMES

New M49 Junction	1 mile	3 mins
M48 J1	5 miles	10 mins
M5 J18/J18A	6 miles	16 mins
Avonmouth Docks	7 miles	15 mins
M4/M5 Interchange	9 miles	15 mins
Royal Portbury Dock	10 miles	13 mins
Bristol City Centre	17 miles	25 mins
Bristol International Airport	18 miles	36 mins
Cardiff	37 miles	53 mins
Gloucester	40 miles	46 mins
Swindon	47 miles	54 mins
Exeter	82 miles	1hr 33 mins
Birmingham	98 miles	1hr 40 mins
Southampton	100 miles	1hr 54 mins
London	124 miles	2hrs 28 mins



Source: Google Maps

[VIEW LOCAL MAPS](#)



[VIEW REGIONAL MAP](#)



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FURTHER INFORMATION

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