

CENTRAL APPROACH

WESTERN APPROACH, J1 M49,
BRISTOL, BS35 4GG

FOR SALE / TO LET
NEW DISTRIBUTION /
INDUSTRIAL UNIT

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

NOW AVAILABLE FOR IMMEDIATE OCCUPATION

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TD TREBOR
DEVELOPMENTS

HILLWOOD
A PEROT COMPANY®



**Rare freehold
or leasehold
opportunity**

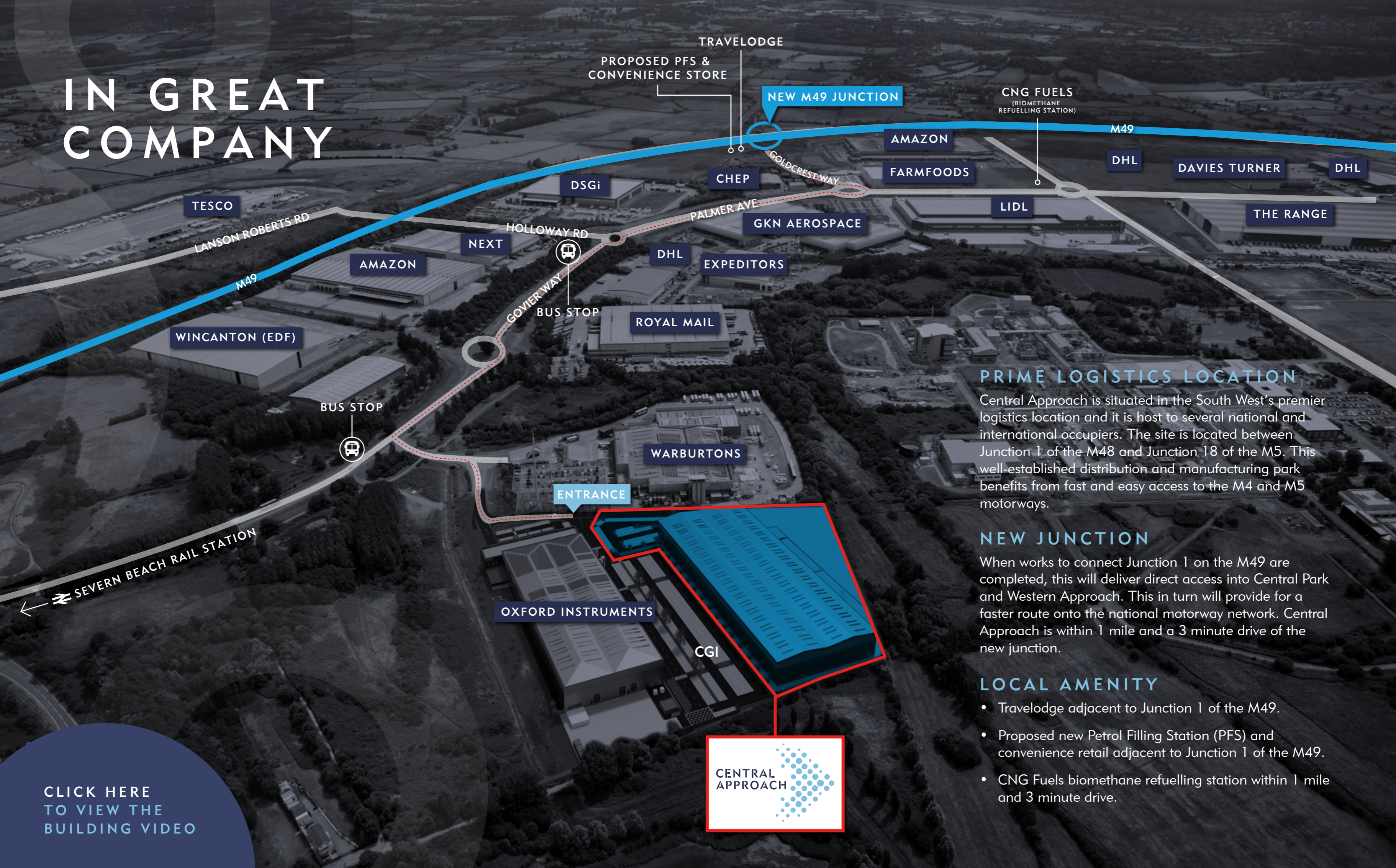


**Flexible B1(c) /
E(g)(iii), B2 and B8
planning use**



**1 MVA power
capacity immediately
available**

IN GREAT COMPANY



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.

LOCAL AMENITY

- Travelodge adjacent to Junction 1 of the M49.
- Proposed new Petrol Filling Station (PFS) and convenience retail adjacent to Junction 1 of the M49.
- CNG Fuels biomethane refuelling station within 1 mile and 3 minute drive.

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TO VIEW THE
BUILDING VIDEO



THE SCHEME

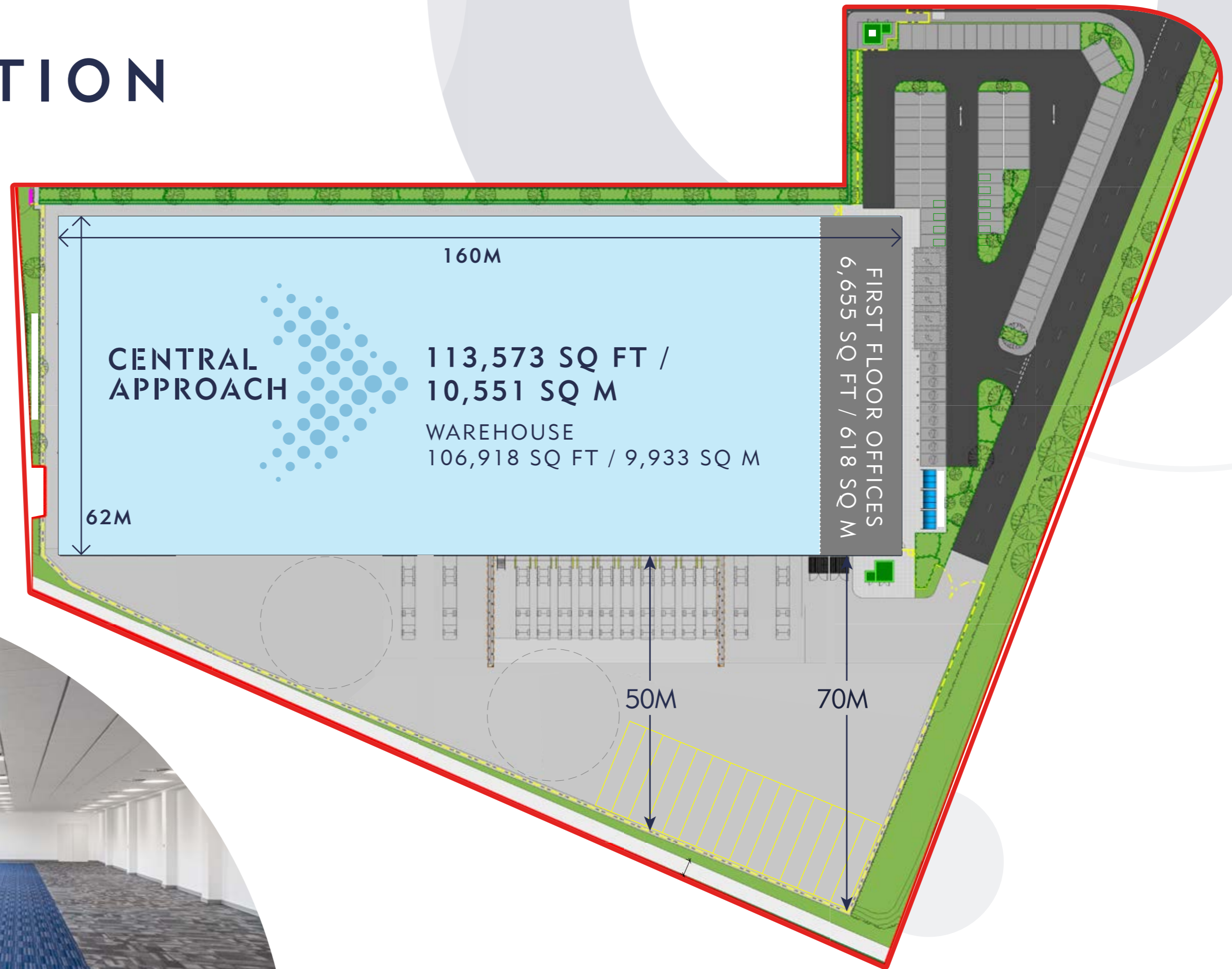


ACCOMMODATION

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

PLANNING

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



*Internal dimensions are approximate.

SPECIFICATION



12m eaves height



50 kn/m² floor loading



1 MVA power supply



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



Secure self-contained yard with
50-70m depth



15 marked HGV parking spaces
With 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



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SUSTAINABILITY



ENERGY PERFORMANCE (EPC)

Central Approach has achieved an EPC A rating.



NATURAL DAY-LIGHT

10% of the roof panels across the warehouse are translucent, providing plenty of natural day-light.



ENERGY EFFICIENT LIGHTING

Energy efficient LED lighting is provided to the offices, operated by PIR sensors and daylight dimming sensors.



ENERGY EFFICIENT HEATING & COOLING

Variable Refrigerant Flow (VRF) heating / cooling system with internal ceiling concealed fan coil units fed from external air source heat pump to the offices, and efficient local electric heaters to ancillary areas.



PHOTO-VOLTAIC (PV) PANELS

Up to 300m² of PV panels can be added to the roof above the offices, which would generate 54,000 kWhs per annum.



BREEAM IN USE

The Landlord will be happy to work with occupiers to obtain BREEAM in Use certification, and have a full consultant team who have worked on the scheme from inception.



ELECTRIC VEHICLE (EV) CHARGING

Central Approach has 9 fully installed EV charging spaces with existing ducting to enable a further 9 to be provided in the future, and scope to provide further if required.



CAR SHARING

The Landlord can mark spaces in accordance with an occupiers bespoke car sharing scheme.



CYCLE PARKING

Central Approach offers 24 covered cycle spaces, as well as shower facilities inside the building.



GREEN ENVIRONMENT & SOCIAL WELL-BEING

Central Approach has a range of walkways, bridlepaths, lakes and green spaces offering staff a pleasant and natural external environment.



CONNECTIVITY

LOCAL TRANSPORT

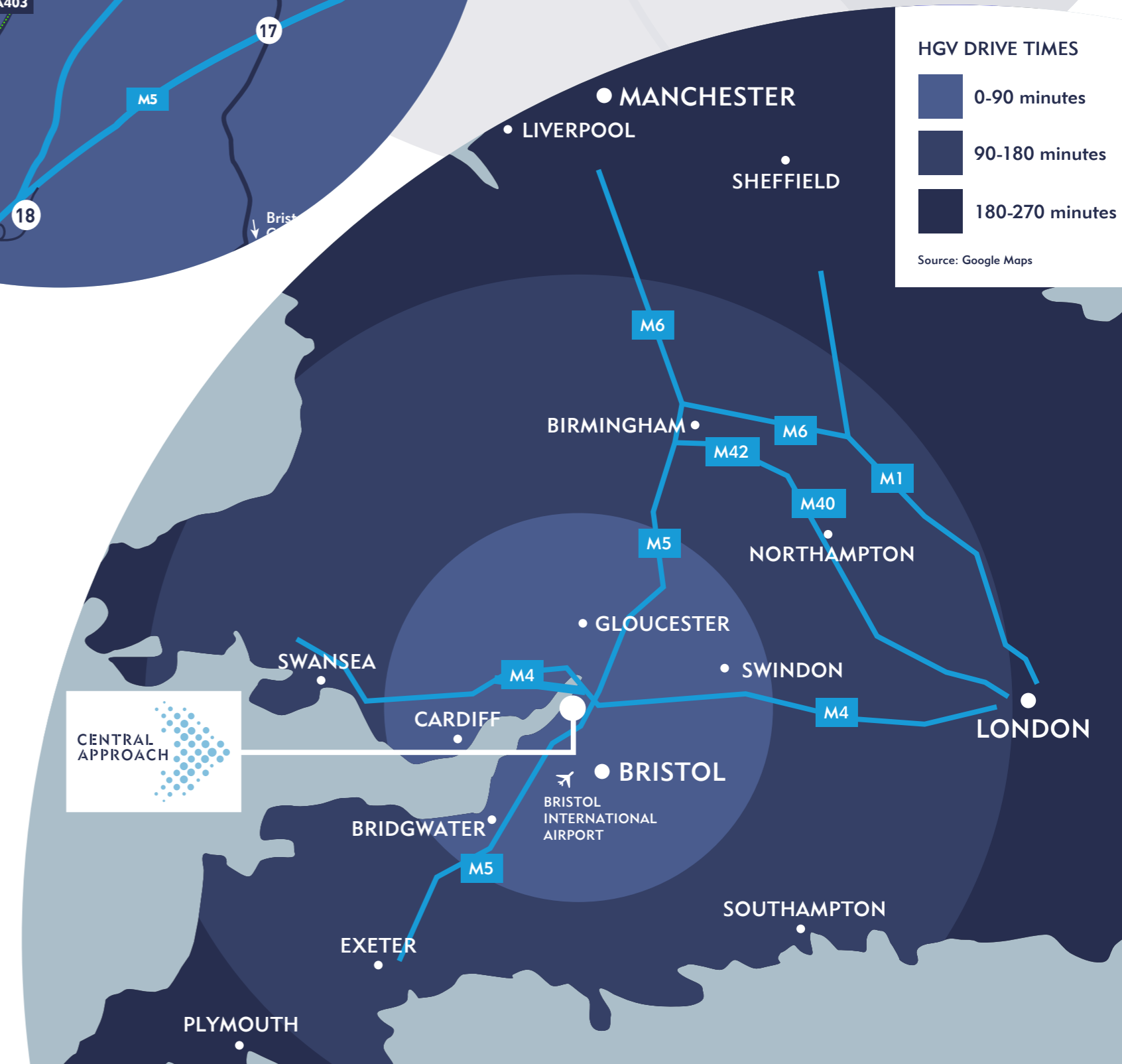
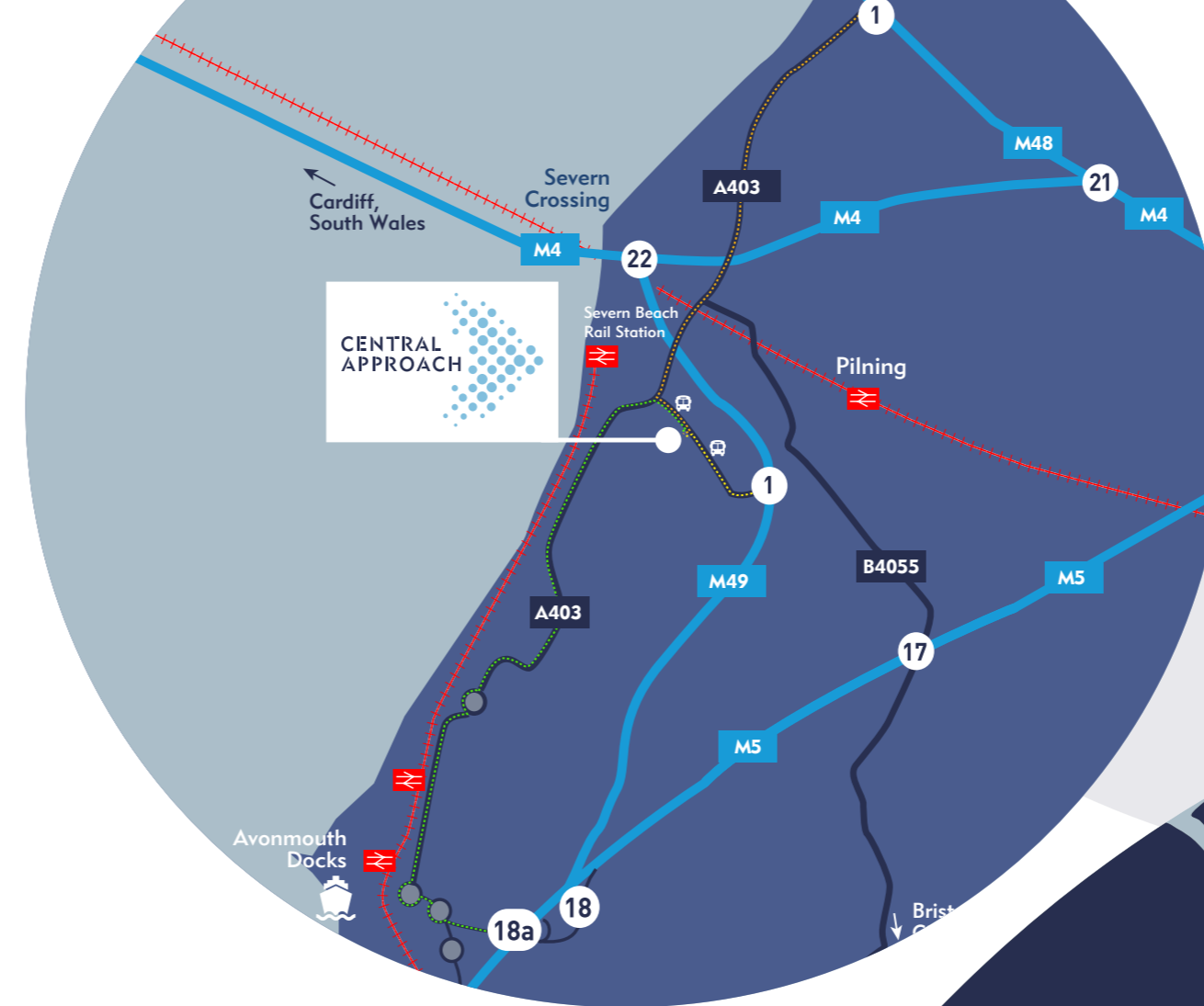
🚌 Bus stops located on Govier Way within 4 minute walk of the property, services connecting to Cribbs Causeway, Patchway, and Bristol Parkway and Severn Beach rail stations.

🚆 Severn Beach rail station situated 1 mile and approximately 20 minute walk from the Property with direct trains to Clifton and Bristol Temple Meads in Bristol City Centre.

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



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