

CENTRAL APPROACH

WESTERN APPROACH, J1 M49, BRISTOL, BS35 4GG



**COMPLETION
FROM Q4 2021**

**TO LET /
FOR SALE**

**113,452 SQ FT
(10,540 SQ M)**

**NEW DISTRIBUTION
INDUSTRIAL UNIT**

WWW.CENTRALAPPROACH.CO.UK



TD TREBOR
DEVELOPMENTS

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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

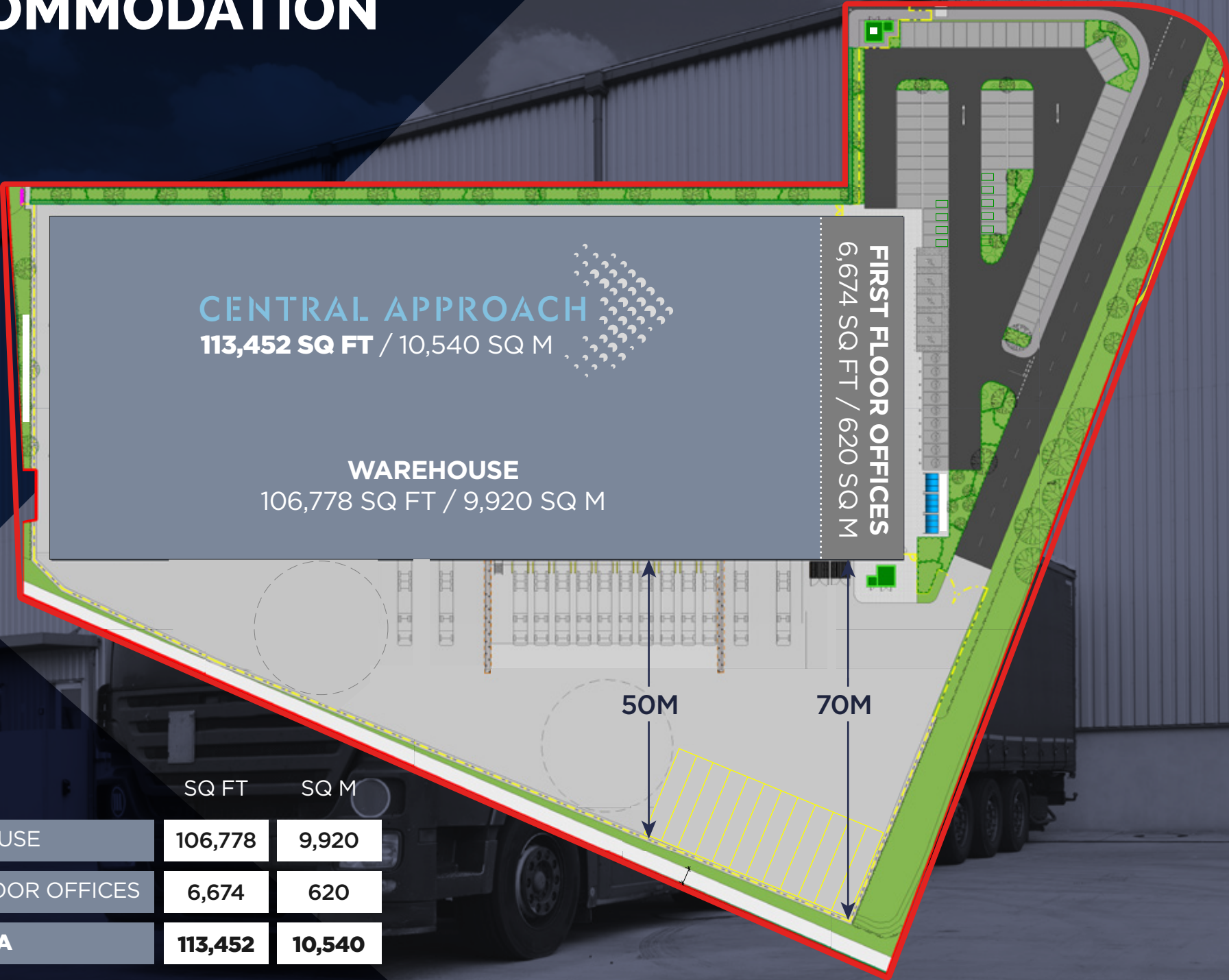
Works to connect Junction 1 on the M49 are due to complete in Q2/Q3 2021, which will deliver direct access into Central Park and Western Approach. This in turn will provide for a faster route onto the national motorway network. Central Approach is within 1 mile and a 3 minute drive of the new junction.

PLANNING

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

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ACCOMMODATION



	SQ FT	SQ M
WAREHOUSE	106,778	9,920
FIRST FLOOR OFFICES	6,674	620
TOTAL GIA	113,452	10,540

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



12 HGV 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



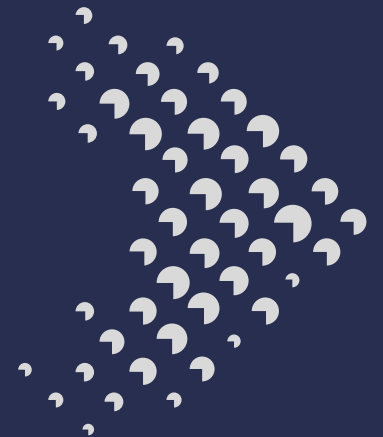
Anticipated EPC
A Rating



Indicative Interior Fit-Out



CGI



CONNECTIVITY



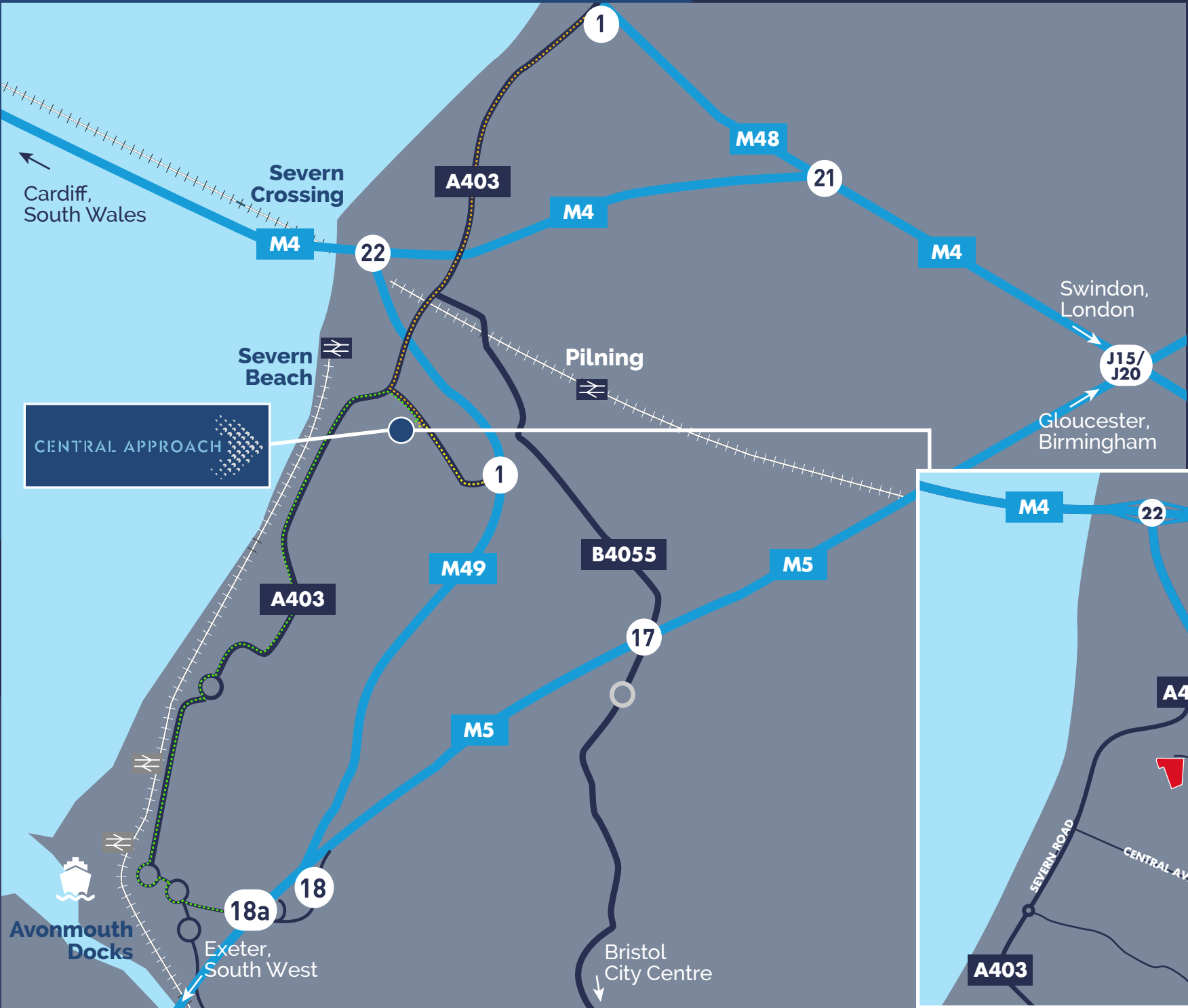
DRIVE TIMES

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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