



**Central Park**  
WESTERN APPROACH | BRISTOL

[centralparkbristol.co.uk](http://centralparkbristol.co.uk)



**Rail Freight  
Interchange Network**

#### THE DOCKS ARE GROWING

The Docks of Avonmouth and Royal Portbury are located within 6 miles of Central Park and form the nearest main UK port in road miles to the Midlands conurbation. The Bristol Port Company's plans for the development of a £500m deep sea terminal at Avonmouth have been approved by the Government. This project will double the capacity of the Docks over the next ten years.

#### RAIL TERMINAL

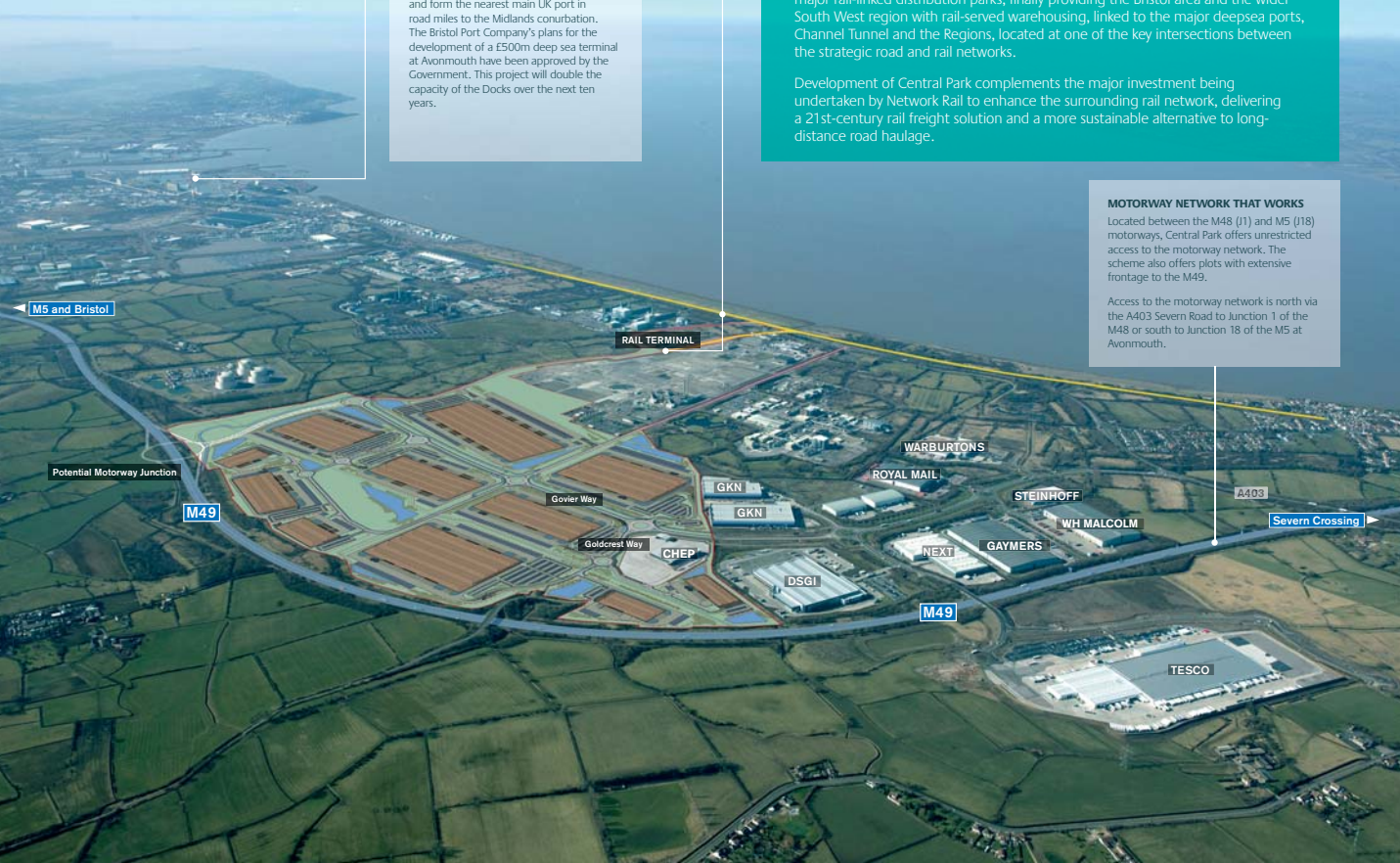
Central Park provides one of the key missing links in the expanding network of major rail-linked distribution parks, finally providing the Bristol area and the wider South West region with rail-served warehousing, linked to the major deepsea ports, Channel Tunnel and the Regions, located at one of the key intersections between the strategic road and rail networks.

Development of Central Park complements the major investment being undertaken by Network Rail to enhance the surrounding rail network, delivering a 21st-century rail freight solution and a more sustainable alternative to long-distance road haulage.

#### MOTORWAY NETWORK THAT WORKS

Located between the M48 (J1) and M5 (J18) motorways, Central Park offers unrestricted access to the motorway network. The scheme also offers plots with extensive frontage to the M49.

Access to the motorway network is north via the A403 Severn Road to Junction 1 of the M48 or south to Junction 18 of the M5 at Avonmouth.



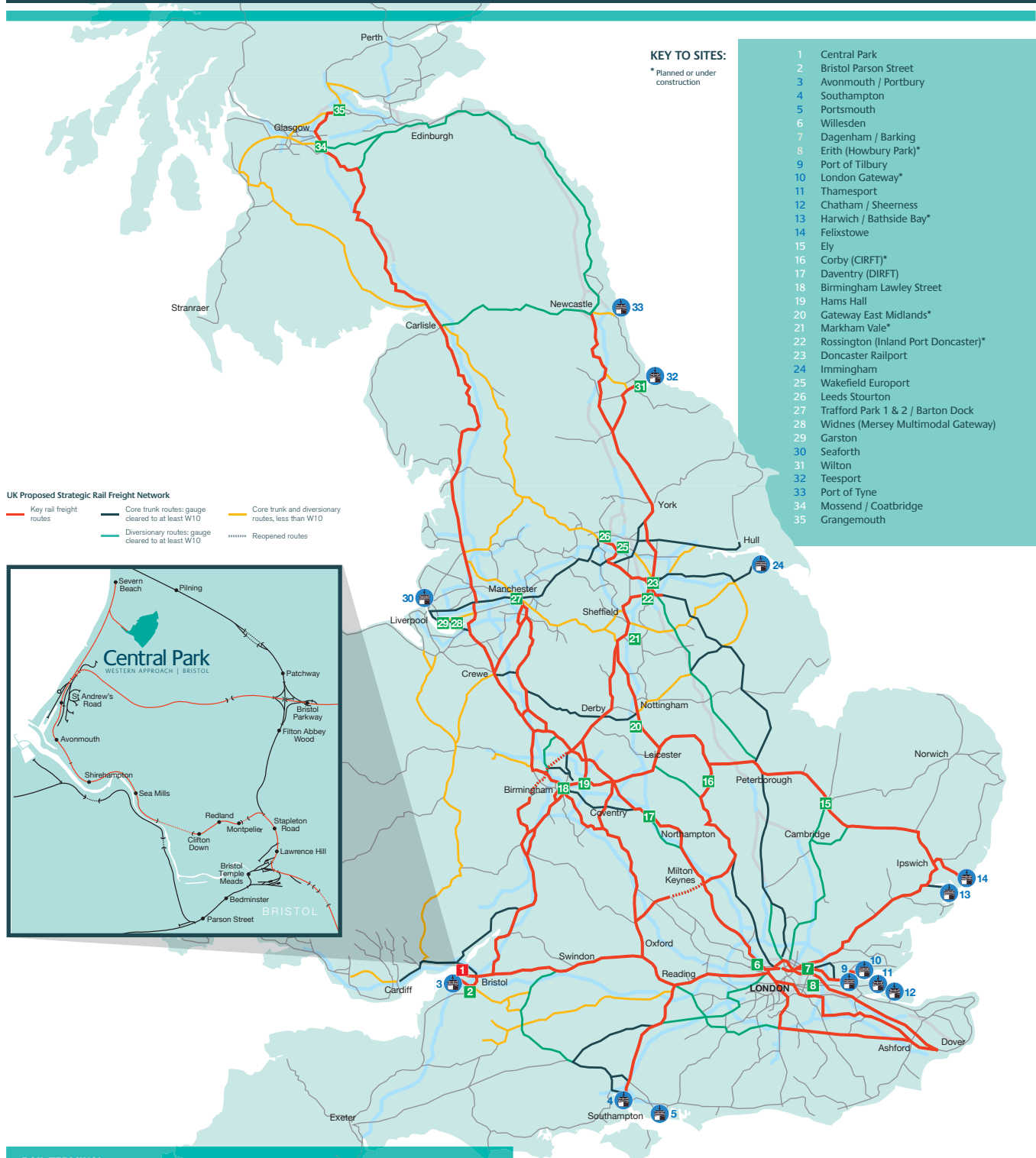




**Central Park**  
WESTERN APPROACH | BRISTOL

The premier distribution park in the South West

# Rail Freight Interchange Network



**Central Park**  
WESTERN APPROACH | BRISTOL

A development by  
**SEVERNSIDE  
DISTRIBUTION  
LAND LIMITED**

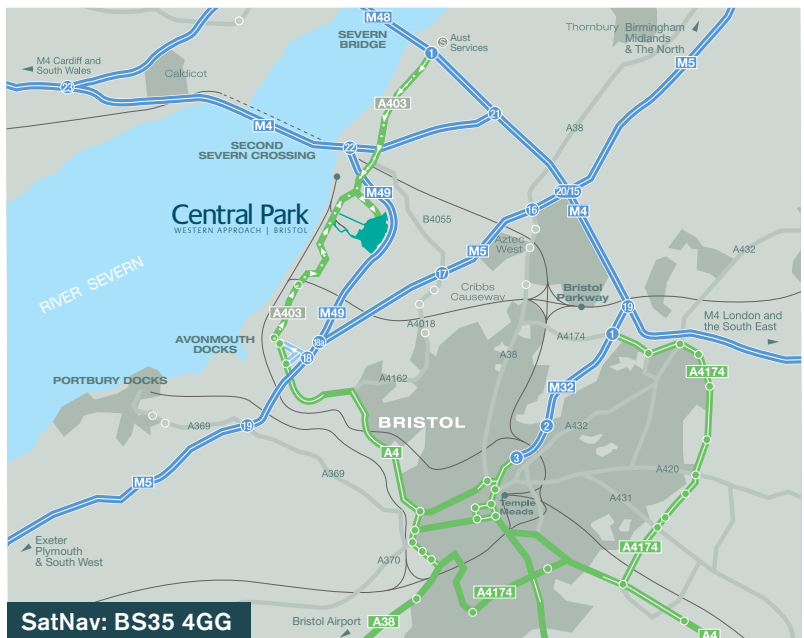
[www.centralparkbristol.co.uk](http://www.centralparkbristol.co.uk)

Central Park is a 500 acre warehouse and distribution park development, strategically located within the region and designed to be the South West's largest distribution park, capable of accommodating units of up to 1 million sq ft.

## Grants

Grants may be available from the Department for Transport and the European Commission to assist with developing intermodal freight services to and from Central Park. Further information is available from:

- Department for Transport: [www.dft.gov.uk/topics/freight/grants/](http://www.dft.gov.uk/topics/freight/grants/)
- European Commission: [ec.europa.eu/transport/marcopolo/index\\_en.htm](http://ec.europa.eu/transport/marcopolo/index_en.htm)



## Rail times from Central Park

Birmingham	3 hrs
Southampton	4 hrs
Tilbury	5 hrs
Merseyside	6 hrs
Felixstowe	9 hrs
Glasgow	12 hrs
Teesport	15 hrs
Milan	40 hrs
Valencia	60 hrs
Warsaw	60 hrs

A development by  
**SEVERN SIDE  
DISTRIBUTION  
LAND LIMITED**

## Bristol and South West

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 and can draw on a wide labour pool including South Wales.

## Terms

Design & Build packages are available on either a freehold or leasehold basis. Please contact the agents to discuss your specific requirements.

Charles Binks/Russell Crofts

Paul Hobbs/Nick Collins



[www.centralparkbristol.co.uk](http://www.centralparkbristol.co.uk)

## Important Notice

**1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP or GVA in these particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor GVA has any authority to make any representations about the property, and accordingly any information is given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position relating to the property may change without notice. July 2013.