

## THE SOUTH WEST'S PREMIER LOGISTICS PARK...

- 350 acre Greenfield site with Planning Consents for units of up to 800,000 sq ft
- Serviced plots and infrastructure now in place including roads and utilities
- Multimodal site with a dedicated rail terminal completed



JOIN THE SUCCESS STORY AT CENTRAL PARK - 2,650,000 SQ FT ALREADY DELIVERED OR UNDER CONSTRUCTION



Central Park is a 350 acre warehouse and distribution park development, strategically located within the region and designed to be the South West's largest distribution park.

## Bristol and the 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 from South Wales.

## 85% of the UK within 4 1/2 hours HGV drive time

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

## Rail Freight traffic set to double over the next 10 years

Central Park already benefits from existing rail connections to the dedicated on-site rail terminal. There is also an open access rail terminal at Bristol Port, Avonmouth with sea container handling facilities.

## Existing Dock facilities with £500 million deep sea terminal development

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.

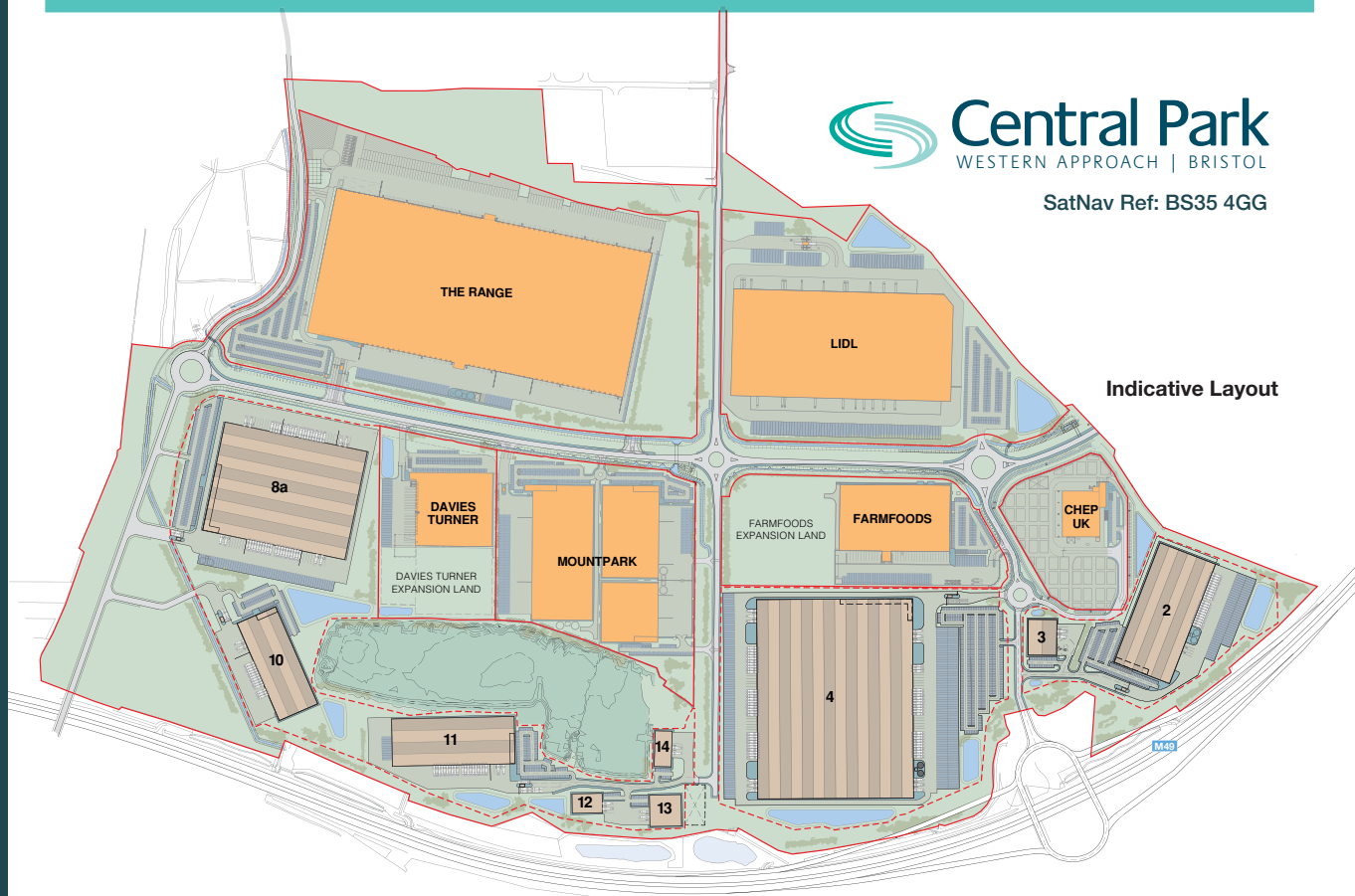


The new 179,105 sq ft Farmfoods Regional Distribution Centre

Chep UK Limited	48,525 sq ft
Unit 2	185,000 sq ft
Unit 3	24,000 sq ft
Unit 4	760,000 sq ft
Farmfoods	179,105 sq ft

Lidl	550,000 sq ft
The Range	1,200,000 sq ft
Unit 8a	400,000 sq ft
Davies Turner	130,000 sq ft
Mountpark	410,000 sq ft

Unit 10	10,079 sq ft
Unit 11	140,000 sq ft
Unit 12	13,500 sq ft
Unit 13	23,050 sq ft
Unit 14	14,000 sq ft



**Central Park**  
WESTERN APPROACH | BRISTOL

SatNav Ref: BS35 4GG

Indicative Layout

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

Charles Binks / Russell Crofts

Paul Hobbs / Nick Collins

## Terms

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

A development by

SEVERN  
SIDE  
DISTRIBUTION  
LAND LIMITED



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